

MINOR UPDATE

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| Application No: | DC/16/00722/COU |
| Site: | Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL |
| Proposal: | Change of use from education and training facility (use class D1) to office, workshop and research facility (sui generis) including provision of additional car parking and other associated external works and facilities. |
| Ward: | Lamesley |
| Recommendation: | GRANT SUBJECT TO A SECTION 106 AGREEMENT |
| Application Type | Change of Use |

Reason for Minor Update

Further consultation response received and change to recommendation

Further to the points raised in paragraph 5.11 of the officer's report the results of the surveys carried out by the applicant have been submitted and the following comments can be provided:

Staff surveys have been carried to demonstrate the peak hour trip rates for the proposed sui generis use and it is evident that a high proportion of trips associated with Sevcon are single occupancy car trips. In terms of modal split the figures suggest 85% can be classed as single occupancy car trips (67 staff and 9 contractors). This is considered to be a very high proportion of overall trips and with the parking proposals on site and the availability of parking on street adjacent to the site, there is very little evidence to suggest that the relocation from the existing site, an increase of staff numbers and the introduction of a travel plan will see this figure significantly reduce.

However it is noted that the applicant (Sevcon) are a specialist in their field and as result attract employees from a wide area, including North Yorkshire and Northumberland, whose only reasonable means of getting to work is by car.

It is therefore considered appropriate in this case to explore other ways the impact of the development on the local network could be downgraded. It is considered that most viable option available is through a monetary contribution towards the South of Team Valley Cycle Link Improvements that will serve the wider Team Valley area and have the potential to remove car trips from the network.

When considering a reasonable contribution for this development, it is felt that a pro-rata increase of the previous contribution (relating to the use of the site by Gateshead College) should be secured. Given the availability of on street parking in the area, basing the contribution solely on parking increases on site would appear to be prejudiced. It is therefore proposed that the value of sustainable transport contribution be based on the increase in peak hour trip rates.

Based on the figures contained in the table provided as part of these comments the contribution would equate to:

£30,744 (previous contribution) / 60 (DC/10/00290/FUL peak hour trip rates) = £512

£512 x 48 (increase in peak hour trip rates) = £24,576

This would be secured via a S106 legal agreement and the recommendation has subsequently been changed to Grant Permission Subject to S106.

Two additional conditions (CONDITIONS 14 AND 15) have also been recommended to secure details of boundary treatment/bollards associated with parking on the former MUGA. This is to ensure parked vehicles do not block internal footpaths.

CONDITION 14

Prior to the new car parking area hereby approved on the existing MUGA, being brought into use, details of the boundary treatment and bollards associated with the parking area shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and having regard to the requirements of policy CS13 of the Core Strategy.

CONDITION 15

The details approved under condition 14 shall be implemented prior to the new car park being brought into use.

Reason

In the interests of highway safety and having regard to the requirements of policy CS13 of the Core Strategy.

Recommendation

GRANT SUBJECT TO A SECTION 106 AGREEMENT

- 1) THE AGREEMENT SHALL INCLUDE THE FOLLOWING OBLIGATIONS:**

**£24,576 CONTRIBUTION TOWARDS THE SOUTH OF TEAM VALLEY
CYCLE LINK IMPROVEMENTS.**

**2) THAT THE STRATEGIC DIRECTOR OF LEGAL AND CORPORATE
SERVICES BE AUTHORISED TO CONCLUDE THE AGREEMENT.**

**3) THAT THE GROUP DIRECTOR OF DEVELOPMENT AND ENTERPRISE
BE AUTHORISED TO ADD, DELETE, VARY AND AMEND THE PLANNING
CONDITIONS AS NECESSARY.**

4) AND THAT THE CONDITIONS SHALL INCLUDE;

**SEE MAIN AGENDA FOR OFFICERS REPORT AND CONDITION
WORDING.**