

MINOR UPDATE

Application No:	DC/16/01262/FUL
Site:	482 Durham Road Gateshead NE9 6LQ
Proposal:	Change of use of the ground and lower ground floors from a Bank (A2 use) to a coffee shop (mixed use) external seating and amended shopfront (amended 06/01/17, 03/02/17 and 20/02/17 and additional information received 06/02/17 and 20/02/17).
Ward:	Low Fell
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update**Amended recommendation to Grant Planning Permission**

A letter of support has been received from a resident.

The Applicant has demonstrated on site, that their delivery vehicle, a 7.5 tonne truck, can enter the stub end to the front of the building in a forward gear, reverse into Edmund Place and exit in a forward gear to the satisfaction of officers. This was the only issue that had not been resolved and all other matters were acceptable.

It is considered necessary to impose a condition to ensure servicing of the building is undertaken as was demonstrated on site (CONDITIONS 17 and 18) and a Traffic Regulation Order is necessary for the stub end (CONDITIONS 35 and 36).

However, the Applicant, having revisited the site felt that he wished to amend the scheme. The Applicant considered to match the existing granite tiles on the front elevation would be difficult and has now proposed to leave the existing full height window as it is, and utilise an obscure vinyl for the bottom half of the window to screen the area behind the serving counter (CONDITION 24).

A lockable wrought iron gate is proposed to secure the external seating area when it is not open for use (CONDITIONS 16 and 17).

The Applicant has also proposed to house the air conditioning plant within a metal grey powder coated acoustic cabinet that will further reduce the noise levels to an acceptable level and aesthetically this is a preferred solution (CONDITION 26).

Ventilation grilles are now proposed to the existing windows of the proposed toilets and dishwashing area. (CONDITION 12).

Full details of the fence have been provided that demonstrate there will be no gaps at the base of the fence and details have been provided for the self closing gate, however the height and colour of the fence is yet to be agreed thus conditions 5 and 6 are recommended to secure this detail (CONDITION 5 and 6).

As such it is recommended that permission be GRANTED subject to the following condition(s) and

That the service Director of Development and Public Protection be authorised to vary, remove or amend the planning conditions as necessary:

- 1 Approved Plans**
- 2 Timescale for development**
- 3 Materials**
- 4 Implement approved materials**
- 5 Acoustic Barrier**
- 6 Implement Acoustic Fencing**
- 7 Landscape Scheme for the planters and plants**
- 8 Implement Landscape Scheme**
- 9 Maintenance Schedule for Planters**
- 10 Implement Maintenance Schedule**
- 11 Scheme for the management of litter**
- 12 Ventilation grilles**
- 13 Details of the highway works to reinstate a full height kerb with pedestrian dropped kerb**
- 14 Reinstate a full height kerb as approved**
- 15 Implement cycle stands**
- 16 Locking gate to external seating area**
- 17 Implement locking gate to external seating area**

- 18 Servicing Strategy**
- 19 Return bins to store on day of collection**
- 20 No mechanical ventilation and extraction**
- 21 Implement mechanical ventilation if scheme approved**
- 22 Hours of Use of the external seating**
- 23 Stack the chairs from external seating area when not in use**
- 24 Obscure vinyl to windows**
- 25 Opening hours**
- 26 Implement Air condition unit cabinet**
- 27 Hours for Delivery and Service vehicles**
- 28 No amplified music**
- 29 Umbrellas shall not exceed 2.5m in height and 16sqm in size**
- 30 No illumination of external seating area Reason**
- 31 Self closing gate to be kept closed**
- 32 No additional external flues or vents**
- 33 Hours of construction / operation**
- 34 No open storage**
- 35 Traffic Regulation Order**
- 36 Implement Traffic Regulation Order**

SEE MAIN AGENDA FOR OFFICERS REPORT.