



***PLANNING AND DEVELOPMENT COMMITTEE
AGENDA***

Wednesday, 3 November 2021 at 10.00 am in the Council Chamber - Civic Centre

From the Chief Executive, Sheena Ramsey

| Item | Business |
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| 4iv | No 4 - Land West of Gibside Way, Metro Retail West, Gateshead, Metro Centre Retail Park, NE11 9XS (Pages 3 - 10) |
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UPDATE

**REPORT OF THE
SERVICE DIRECTOR, PLANNING, CLIMATE CHANGE AND STRATEGIC
TRANSPORT**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON
3 November 2021**

Please note this document should be read in conjunction with the main report of the Service Director, Planning, Climate Change and Strategic Transport

MINOR UPDATE

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| Application No: | DC/21/00994/FUL |
| Site: | Land West Of Gibside Way Metro Retail West Gateshead Metro Centre Retail Park NE11 9XS |
| Proposal: | Demolition and alteration of existing retail units and erection of Bulky Goods Retail Store (Class Ea) with alterations to access, and associated parking and landscaping (additional information received 06/10/21 and 11/10/21 and amended plans received 06/10/21 and 12/10/21). |
| Ward: | Whickham North |
| Recommendation: | Grant Permission |
| Application Type | Full Application |

Reason for Minor Update**Highways update and amended recommendation wording***Highways*

Further to Paragraphs 5.19 and 5.21 of the main report, Officers have concluded their assessment of the additional information provided by the applicant.

A review of the revised impact assessment has been undertaken for the Gibside Way roundabout, the assessments show that the junction and associated links currently operate beyond capacity in both the Friday evening peak and Saturday peak periods. When trips associated with the existing uses (“Snow and Rock” and “The Angel”) are added, the operation of the junction further deteriorates. As would be expected when taking into account these initial result for the base flows and extant use, the addition of further trips associated with the proposed use, particularly in the Saturday peak when there is a larger increase in the number of predicted new trips, the length of queue increases markedly. The journey time delay taken from the model output for Gibside Way North and West shows a significant increase between the extant use scenario and the proposed use scenario.

It is considered by Officers that there is not any obvious intervention that could be delivered on the immediate network and major redesign of nearby junctions would not be proportionate to the scale of the proposed development, nor is it clear whether this would achieve appropriate mitigation. However, relying solely on the development’s sustainability credentials i.e. a travel plan, cycle parking and EV charging etc. is not deemed appropriate/acceptable. As such it is recommended by Officers that the impacts are offset through investment in sustainable transport infrastructure serving the wider Metrocentre area, via a commuted sum of £87,000, which will be secured via a S106 legal agreement.

Further to the above, National Highways have not raised any objection to the application.

Subject to the above contribution, it is considered that the proposed development would not have an unacceptable impact on highway network in accordance with the NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

Further to the above, Officers have considered the additional/amended information submitted pertaining to the site layout, servicing and travel planning. The information provided is considered acceptable, subject to the following additional conditions (full wording in Appendix i);

- Final details of motorcycle parking (Conditions 18 and 19);
- Final details of EV charging (Conditions 20 and 21);
- Final details of cycle parking/changing facilities (Conditions 22 and 23);
- Submission of a servicing plan (Conditions 24 and 25);
- Final details of changes to access (Conditions 26 and 27);
- Final details of the car park materials, kerbing and signage (Conditions 28 and 29); and
- A final Travel Plan (Conditions 30 and 31).

In conclusion, it is considered that the proposed development is acceptable in highways term, subject to the above conditions and the payment of a STC. The development is considered to comply with the requirements of NPPF and Policies CS13 and MSGP15 of the Local Plan for Gateshead.

Recommendation

Further to Paragraph 7.1 of the main report, Officers consider the recommendation should change from;

“That permission be GRANTED subject to the resolution of the above highway matters, the following condition(s) and that the Service Director Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary;”

To;

“That permission be GRANTED SUBJECT TO A SECTION 106 AGREEMENT

- 1. The agreement shall include the following obligations:
 - a. Payment of a Sustainable Transport Contribution (STC) to the amount of £87,000.**
- 2. That the Strategic Director of Corporate Services and Governance be authorised to conclude the agreement.*
- 3. That the Service Director Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.*
- 4. And that the conditions shall include...”*

Appendix i – Condition Wording

18

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until the final details, including number, location and form, of motorcycle parking spaces and associated anchor point has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

19

The motorcycle parking approved under Condition 18 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

20

Notwithstanding the approved plans, prior to any works associated with the carpark taking place, final details of electric vehicle charging spaces/points, (including number, location, form and passive infrastructure) has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

21

The electric vehicle charging spaces/points approved under Condition 20 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

22

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until the final details, including number, location and form, of long and short-stay cycle parking provision and associated changing, shower and locker facilities has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

23

The long and short-term cycle parking provision approved under Condition 22 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of sustainability and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

24

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until a servicing plan for all existing and proposed units has been submitted to and approved in writing by the Local Planning Authority. This shall clearly set out but not be limited to:

- Delivery times
- Routing within the site
- Maximum size of vehicle
- Signage
- Enforcement monitoring and control

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

25

All existing and proposed units shall be serviced in full accordance with the servicing plan approved under Condition 24 for the lifetime of the development.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

26

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until the final details of the amended site access has been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

27

The site access details approved under Condition 26 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

28

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until the final details car park materials, kerbing and signage have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

29

The car park materials, kerbing and signage approved under Condition 28 shall be completed in full accordance with the approved details and timetable for implementation.

Reason

In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

30

No later than six months prior to the occupation of the bulky goods unit hereby permitted a final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator.
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A 5 year review programme of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
- Commitment to use the councils preferred survey/monitoring database (currently Jambusters).

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

Reason

In order to promote sustainable travel and accord with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

31

The Travel Plan approved under condition 30 shall be wholly implemented in accordance with the approved details.

Reason

To ensure sustainable travel and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

SEE MAIN AGENDA FOR OFFICERS REPORT.