

Committee Report

Application No:	DC/20/00939/FUL
Case Officer	Tracy Long
Date Application Valid	13 October 2020
Applicant	Capstone Fox C/O Agent
Site:	Former Beeswing Hotel 1 Gosforth Street Felling Gateshead NE10 9LS
Ward:	Felling
Proposal:	Conversion of building into twelve residential apartments (10 x 1 bed units and 2 x 2 bed units).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

1.2 The application relates to the former Beeswing Public House, which is situated on the south side of Sunderland Road in Felling, at the junction of Quarry Row and High Street. The building is a late 19th century, three storey, red brick property. The submitted Design and Access Statement explains that the property has had a number of owners and has previously been used as a hotel and public house. More recently the building has been in residential use as a large family dwelling house. The Design and Access Statement goes on to explain that due to the large scale of the building it is mainly the second floor of the building that has been used as a dwelling house. The building is currently vacant.

1.3 The site has an existing vehicle access to the west, off Quarry Row, which leads to a small rear yard area. The yard area is currently enclosed by a brick wall and a gate. Land levels on the site fall from the south to the north toward Sunderland Road.

1.4 The surrounding area is characterised by a mix of uses including commercial properties and businesses along with houses and flats. The site has very good public transport links with Felling Metro Station a very short distance away and a regular bus service and cycle routes along Sunderland Road.

1.5 The building is Locally Listed which means that it is a non designated heritage asset. The site is also situated within the Felling Area of Special Character, which is identified in policy MSGP 23.12 of the Local Plan for Gateshead.

1.6 DESCRIPTION OF THE APPLICATION

1.7 This planning application proposes to convert the existing vacant building (which was last used as a house) into 12 residential apartments (10 x 1 bed units and 2 x 2 bed units). Internally the 12 apartments would be spread over the existing 3 floors of the building, with 5 apartments on the ground floor, 4 apartments on the first floor and 3 apartments on the second floor.

1.8 The proposed development involves mainly internal alterations to subdivide the building into apartments. The external appearance of the building would therefore remain largely unchanged. A small number of external alterations are proposed where they are required to facilitate the conversion including :

- Replacement of two doors with windows
- Creation of a doorway from an existing window
- Insertion of 4 new windows
- Insertion of 1 rooflight
- Removal of the existing external metal fire escape
- An existing flat roof is to be replaced with a new insulated flat roof
- Widening of the existing access off Quarry Row

1.9 The application has been submitted with the following supporting information :

- Existing and Proposed Plans
- A Bat and Bird Risk Assessment
- A Planning Statement
- A Design and Access Statement
- A Heritage Statement
- A Transport Statement and Technical Highway Notes

1.10 RELEVANT PLANNING HISTORY

1.11 595/00 – Change of use from public house to residential dwelling house (use class C3). APPROVED July 2000. Implemented

2.0 Consultation Responses:

Northumbria Police	Concerns about the number of 1 bedroom apartments. The removal of the existing gate to the rear yard could undermine the security of the ground floor apartments.
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Northumbria Water	Have no comments to make.
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Archaeologist Recommends that an historic building record is undertaken.

3.0 Representations:

3.1 The Council sent neighbour notification letters to 31 properties surrounding the site, as well as displaying 3 notices at the site in November 2020. A notice also appeared in the Newcastle Journal on 25 November 2020.

3.2 No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS1 Spatial Strategy for Sustainable Growth

CS9 Existing Communities

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

MSGP12 Housing Space Standards

MSGP14 Mitigating Impact on Transport Network

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP23 Areas of Special Character

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP27 Archaeology

MSGP29 Flood Risk Management

MSGP37 Biodiversity and Geodiversity

MSGP40 Provide/Enhance Open Space/Sport/Rec

MSGP48 Waste Management Facilities - New Dev

Gateshead Placemaking SPD

5.0 Assessment of the Proposal:

5.1 The main planning issues are considered to be the principle of converting the building into residential apartments, the design of the proposed development and its impact on the locally listed building, residential amenity, the provision of appropriate access and parking arrangements, impact on ecology and flood risk.

5.2 PRINCIPLE OF HOUSING

5.3 Housing Delivery

On 19 January 2021 the latest Housing Delivery Test (HDT) results were published. These show that the Council's housing delivery was significantly below the expectations of the National Planning Policy Framework (NPPF). The presumption in favour of sustainable development outlined at NPPF paragraph 11d is therefore engaged.

5.4 Given that this building was last used as a house, and is situated within an area close to services and public transport links, Council officers consider that the principle of converting this building into residential apartments is acceptable, subject to all other material planning considerations being satisfied.

5.5 Housing Choice

Local Plan policy CS9 seeks to ensure that existing communities will be sustainable places of quality and choice which should be achieved by, amongst other things, maintaining a range of housing types and sizes throughout the plan area, bringing empty properties back into use, as well as preventing the loss of family homes through subdivision or redevelopment. Policy CS11(1) of the Local Plan requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families, with a minimum target of 16,000 new homes to have three or more bedrooms.

5.6 The proposed conversion of this building into residential apartments would result in the loss of a family home, as the building has planning permission for and was last used as a very large family house. It is however noted that the submitted Planning Statement sets out that the building would not be suitable for use as a family house for a variety of reasons, including the sheer scale of the existing building, that only one floor of the building has been used as a house by the most recent occupier, the building fronts a busy road and has little outside amenity space - which Council officers accept and agree with.

- 5.7 In this case, all the proposed residential apartments would have one or two bedrooms and would therefore not help to meet the family housing target in policy CS11 of the Local Plan. Northumbria Police have also stated that they have some concerns about the number of one bedroom apartments proposed as they consider that this can result in a higher than normal level of transience in tenants with potential for anti-social behaviour.
- 5.8 Whilst Council officers accept that the proposal would not contribute to the policy requirement for the totality of development across Gateshead to provide 60% family housing (i.e. homes with three or more bedrooms), it would however make a positive contribution to the Borough's housing delivery targets, through the reuse of an existing vacant locally listed building, which is sustainably located within an existing built up area.
- 5.9 For these reasons Council officers consider that the proposed conversion would assist in providing a range of house types in the borough, including the 40% non family housing required by policy CS11.

5.10 HERITAGE / DESIGN ISSUES

5.11 Locally Listed Building

This building is on the Council's Local List of Buildings of Special Local Architectural or Historic Interest. It is therefore a locally listed building. Although the building has no statutory protection, it is to be treated as a non designated heritage asset.

- 5.12 Section 197 of the National Planning Policy Framework (NPPF) relates to non designated heritage assets and states that :

“the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 5.13 Policies CS15 and MSGP25 of the Local Plan also seek the conservation and enhancement of the historic environment / heritage assets. One of the planning issues in assessing the proposed development is therefore the effect of the development on the significance of the non designated heritage asset – the former Beeswing Public House.

- 5.14 A Heritage Statement has been submitted in support of the application, which examines the significance of the building and the impact of the development on its significance. The Heritage Statement concludes that the building retains areas of significance, but overall the value of the building lies with the exterior and that internally significance is relatively low. Council officers agree in that the building significance is limited to local significance, mainly externally and that the proposed conversion is in a manner which conserves the building's significance.

- 5.15 A number of minor alterations are proposed to the outside of the building, but it is considered that these changes would be undertaken sensitively with materials and design features to match those of the existing building.
- 5.16 Some new windows, doors and rooflights are proposed. Section 7 on the application form states that UPVC heritage style windows are proposed as part of the conversion. UPVC windows or doors are not considered appropriate for this local listed building Council officers are of the view that no matter how 'closely' developers intend to use UPVC windows that follow the existing windows, that UPVC windows usually alter and harm the significance of a building.
- 5.17 It is therefore considered necessary in this instance to control the details (shape, design and materials) of the new /or replacement windows, doors and rooflights to ensure that they are appropriate and do not harm the locally listed building. A planning condition has therefore been recommended to approve these details. The new rooflight should be a conservation style rooflight. which sits flush with the roof covering. The new/replacement doors could be timber or composite doors. The new/replacement window frames should be timber to protect the significance of the non designated heritage asset.
- 5.18 Archaeology
The Council's Archaeologist has recommended that a historic building record be undertaken prior to the conversion of the building. The developer has queried whether this is necessary in this instance and considers this requirement to be too onerous.
- 5.19 Council officers have therefore reviewed the need for a historic building record to be undertaken and in this instance consider that it is not necessary to make the development acceptable as :
- the building is not statutorily protected
 - its value as a non designated heritage asset is mainly external with limited internal value
 - most items of value have already been removed when the pub was previously converted into a house under planning approval 595/00
 - information and photos showing the inside of the current building have been submitted in the supporting Heritage Statement.
- 5.20 Area of Special Character
The site is also situated within the Felling Area of Special Character, which is identified in policy MSGP 23.12 of the Local Plan for Gateshead. Policy MSGP23 states that a high level of importance must be given to the design of development within, or affecting the setting of the Areas of Special Character as shown on the policies map. Policy MSGP24 further states that development should maintain the character of the area and inappropriate development will be resisted.

- 5.21 The supporting text to policy MSGP24 explains that Areas of Special Character are a local designation. The places defined in the policy are areas, which although not designated as Conservation Areas, display positive and unique characteristics (focused on the quality or interest of the townscape or village environment), which should be retained, enhanced and protected.
- 5.22 The Gateshead Placemaking SPD indicates the important aspects of the Areas of Special Character which are to be protected. This SPD states that the area of Felling town centre, which has very much declined since its industrial heyday, contains a number of attractive and imposing buildings surviving from that era. Along the High Street there are a number of stone fronted shop fronts. There are also several Edwardian and Victorian public houses which are of townscape interest.
- 5.23 Council officers are therefore of the opinion that subject to a planning condition that controls the replacement / new windows, doors and rooflights, the proposed conversion of this locally listed building, which is situated within an Area of Special Character will be undertaken in a sensitive and appropriate way, which will not harm the significance of the non designated heritage asset or the characteristics of the Area of Special Character.
- 5.24 It is therefore considered that the proposed development is acceptable from a heritage and design point of view and accords with the aims and objectives of the NPPF and policies CS15, MSGP23, MSGP24, MSGP25 and MSGP27 of the Local Plan for Gateshead.

5.25 RESIDENTIAL AMENITY

- 5.26 It is considered that the proposed development would not cause any significant harm to the living conditions of adjacent residents or future occupiers of the development, through loss of light, overshadowing, overlooking or visual intrusion. Whilst some of the distances would be below the Council's normal separation guidelines, taking into account the changes in level, the orientation between properties and the fact that the building was last used as a house, the proposed scheme is considered to be acceptable.
- 5.27 A condition has been recommended to control the days/times of the construction works. Subject to this planning condition it is considered that the proposed development would not have a significant impact on the living conditions of any of the adjacent properties.
- 5.28 Local Plan policy MSGP12 requires new residential developments to be built in accordance with the Nationally Described Space Standards (NDSS) or equivalent standards, as a minimum, in order to achieve a high standard of amenity and protect the living conditions of residents. The supporting text to MSGP12 (paragraph 5.8) however explains that the requirement to comply with NDSS is to be introduced one year following the adoption of Making Spaces for Growing Places (MSGP), which was on the 1 February 2021, in order to allow for a period of transition in accordance with national guidance.

- 5.29 The submitted floor plans indicate that the proposed development would fall short of the NDSS technical requirements. Notwithstanding this shortfall and given the above policy stance in respect of MSGP12, it is considered that the proposed development would result in an adequate amount of internal living space and overall the development would not be harmful to the residential amenity of future occupiers when considering internal space standards.
- 5.30 The development is considered to be acceptable from a residential amenity point of view for both the future occupiers of the new flats and the impact of the proposed housing development on the living conditions of surrounding residents. It is therefore considered that the development accords with the residential amenity aims and objectives of the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.31 HIGHWAY ISSUES

5.31 Access

The existing vehicle access off Quarry Row, to the west of the site is to be widened, by removing parts of the boundary wall and reducing the height of the boundary wall either side of the access. Northumbria Police have stated that the proposal to remove the existing gate from the rear yard could undermine the security of the ground floor apartments. Whilst the concerns raised by the police are noted, Council officers consider that the proposed changes to widen the existing vehicle access are necessary to make the access and development acceptable from a highway safety point of view.

- 5.32 To address the security concerns raised by the Police, it is possible, should the developer wish, to provide a low brick wall with railings on the top, either side of the access. A new railing type gate could also be provided. Limited information has been submitted as part of the planning application relating to the changes to the boundary wall either side of the access. A planning condition has therefore been recommended to enable these changes to be approved and to allow the final details to be appropriate from both a highway safety and security point of view.

5.33 Car Parking Provision

The Council's car parking standards for residential development are referred to in policy MSGP15 and set out in Appendix 4a of the Local Plan. New residential developments should provide, as a minimum, 1 car parking space per flat unit for residents and 1 car parking space per 4 flats for visitors. Based on these car parking standards the proposed flat development of 12 units should provide a minimum of 12 spaces for the residents and 3 spaces for visitors – a total of 15 spaces.

- 5.34 The proposed site layout plan shows that only 1 off street car parking space can be provided in the rear yard area. Given that this proposal relates to the conversion of an existing building, with a small rear yard area, it is not possible to provide any additional off street parking spaces as part of the development.

- 5.35 The site is however located in a very sustainable location, which is very close to Felling Metro, as well as cycle routes and regular bus services on Sunderland Road. Council officers therefore consider that the under provision of off street car parking could be acceptable in this location, if it is offset by strong proposals for supporting sustainable travel options, in the form of high quality cycle parking facilities and a travel plan. The developer has confirmed that they would be willing to provide both of these as part of the development.
- 5.36 In addition, the submitted Technical Highway Note includes a car parking survey undertaken by the developer in the evening of 30th March 2021 on streets in the area surrounding the site. The submitted information shows that there is little evidence of on street parking occupying adjacent streets in the evening, when it would be expected that residents would be at home (either under the travel restrictions at the time or afterwards). The submitted Technical Highway Note therefore concludes that there appears to be ample capacity on adjacent streets to cater for any overspill parking, with restrictions already in place to prohibit parking in unsafe locations.
- 5.37 Council officers are therefore of the view that whilst the proposed number of off street car parking spaces, is significantly below the Council's normal standards, it is appropriate in this instance.
- 5.38 **Cycle Parking Provision**
The submitted site layout plan shows that 12 individual, fully enclosed, horizontal cycle lockers can be accommodated in the rear yard area. The proposed cycle parking provision is considered to be of a high standard and to be acceptable. A planning condition has however been recommended to approve the final details of the proposed cycle parking provision, to ensure that it is appropriate, particularly in regards to the specification of the cycle lockers.
- 5.39 **Travel Plan**
The submitted Transport Statement states that to further encourage the future residents to use non car modes of transport, a travel plan will be produced for the development. A travel plan is considered necessary in this instance, due to the low levels of off street car parking proposed. A planning condition has therefore been recommended to approve a travel plan.
- 5.40 **Bin Storage /Collection**
The proposed site layout shows an enclosed communal bin storage area, within the rear yard area, where bins can be moved onto the street on bin collection day. The proposed bin storage and collection arrangements are therefore considered to be appropriate.
- 5.41 Subject to the planning conditions relating to high quality cycle parking facilities, a travel plan and the final details of the boundary wall adjacent to the access, the proposed development is considered to be acceptable from a transport policy point of view and accords with the aims and objectives of the NPPF and policies CS13, MSGP14, MSGP15 and MSGP48 of the Local Plan for Gateshead.

5.42 ECOLOGY

- 5.43 A Bat and Bird Risk Assessment has been submitted as supporting information. Council officers agree with the findings of the report, that the site poses a negligible risk for roosting bats and nesting birds. A planning condition has however been recommended to ensure that the proposed mitigation measures detailed in the submitted report are undertaken, to address any risk of potential harm to bats during the construction phase of the development.
- 5.44 Subject to this planning condition, the proposed development is considered to be acceptable from an ecology point of view and accords with the aims and objectives of the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

5.45 FLOOD RISK

- 5.46 The site is within flood zone 1. There is however a risk of surface water flooding at the site, as there is a surface water flow route adjacent to the building. It is therefore recommended that a survey of the property is undertaken, to ensure that potential flood water entry points are investigated, particularly along the eastern boundary. The resilience of the property to flooding due to the surface water along High Street should be considered and suitable measures put in place as necessary (e.g. flood barriers, smart air bricks etc). Planning conditions have therefore been recommended to ensure that this happens prior to any of the apartments being occupied, to ensure that the risk of flooding to the property and the future residents is adequately managed.
- 5.47 Northumbrian Water have stated that they have no comments to make at this stage of the development, as the proposal relates to the conversion of an existing building.
- 5.48 Subject to the above planning conditions the proposed development is considered to be acceptable from a flood risk point of view and accords with the aims and objectives of the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

5.49 OPEN SPACE AND PLAY PROVISION

- 5.50 Local Plan policy MSGP40 states that new development will ensure that the provision of open space, sports and recreation facilities is able to meet identified needs and sets targets for the provision of such facilities in relation to new housing developments of 10 or more dwellings.
- 5.51 Open Space
The site is situated in an area, which is not deficient in open space provision, and as such, there is no requirement for a contribution towards open space provision to be made as part of this development.
- 5.52 Play Provision

Given that this proposal relates to the conversion of an existing building with a small rear yard area, it is not possible to provide any on site children's play facilities in this instance. In theory a contribution could be made towards off site children's play provision as part of the development, in line with policy MSP40 of the Local Plan.

- 5.53 Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which meant that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project. The Council exceeded the 5-obligation maximum in respect of play facilities for children and young people.
- 5.54 The legislation has since changed to mean that the pooling restriction has now been lifted and therefore, in theory, the Local Planning Authority could seek a contribution towards off site play facilities. Following this change in legislation the Council is currently working on where such off-site contributions could be spent. Council officers are therefore of the opinion that it would not be reasonable in this instance to require contributions towards off site children's play facilities, as part of this development. In addition, the proposed development includes mainly 1 bed residential apartments, which will not be occupied by families requiring access to children's play facilities.
- 5.55 Therefore while it cannot be concluded that the proposed development would comply with policy MSGP 40 of the Local Plan, in respect of children's play facilities, Council officers consider that it is not reasonable to require any contribution for off site play provision in this case, based on the above assessment.

5.56 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 5.57 On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is for a housing related development. The site is located within CIL Residential Zone C where there is a levy of £0 per square metre for this type of development.

6.0 CONCLUSION

- 6.1 The Council has been unable to demonstrate a five-year supply of deliverable housing land and the provision of a 12 additional residential apartments that would result from the proposed development would contribute to the overall housing land supply. Moderate weight can therefore be afforded in the decision-making process to the contribution that the proposed development would make to boosting the supply of housing and providing housing where a five-year housing land supply cannot be demonstrated.

- 6.2 It is also considered that the proposed development would bring an empty locally listed building back into an active, viable use in an existing built up area, very close to public transport.
- 6.3 Taking all the relevant issues into account, including the comments from residents and consultees, it is considered that the proposal is acceptable, subject to the planning conditions below. It is therefore recommended that planning permission be granted.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary, amend and delete the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

20021 210	Site Location Plan
20021 200 Rev E	Existing Proposed Site Plan
20021 203 Rev A	Proposed Floor Plans
20021 205	Proposed Second Floor Plans
20021 206	Proposed Elevations

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

The development hereby approved shall be carried out in accordance with the mitigation measures detailed in section 4.11 of the Bat and Bird Risk Assessment prepared by BSG Ecology dated 24 Feb 2021.

Reason

To address any potential harm to bats during the construction phase of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

4

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason

In order to minimise disturbance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead

5

Notwithstanding the submitted plans and application form, no replacement / new windows, doors and rooflights shall be installed in the building until details of the replacement / new windows, doors and rooflights (including scaled drawings, design, dimensions and materials) have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of good design and to protect the non designed heritage asset in accordance with the NPPF and policies CS15, MSGP23, MSGP24 and MSGP25 of the Local Plan for Gateshead.

6

The replacement / new windows, doors and rooflights shall be provided in accordance with the details approved at condition 5.

Reason

In the interest of good design and to protect the non designed heritage asset in accordance with the NPPF and policies CS15, MSGP23, MSGP24 and MSGP25 of the Local Plan for Gateshead.

7

No residential apartments shall be occupied until a surface water flood risk and mitigation report (which includes a survey of the property to ensure that potential flood water entry points are investigated and the resilience of the property to surface water flooding is considered and

where necessary suitable mitigation measures proposed) has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the risk of surface water flooding to the property is adequately managed in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

8

The surface water flood risk mitigation measures approved at condition 7 shall be provided in accordance with the approved details prior to any of the ground floor residential apartments being occupied.

Reason

To ensure that the risk of surface water flooding to the property is adequately managed in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

9

Prior to any works being undertaken on the boundary walls either side of the existing vehicle access off Quarry Row, a fully detailed scheme for the boundary treatment either side of and across the widened vehicle access as shown on proposed site plan 20021 200E shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

Reason

To ensure the vehicle access is safe and the site secure in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

10

The widened vehicle access and associated boundary treatment along Quarry Row shall be provided in accordance with the details approved at condition 9 prior to any of the residential apartments being occupied.

Reason

To ensure the vehicle access is safe and the site secure in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

11

Notwithstanding the submitted details, prior to any of the residential apartments being occupied a detailed scheme for the provision of cycle parking facilities at the site (including number, location, specification and

details of the fully secure and weather proof lockers) shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure adequate provision for cyclists in accordance with the NPPF and policies CS13, MSGP 15 and Appendix 5 of the Local Plan for Gateshead.

12

The cycle parking provision approved under condition 11 shall be provided on site in accordance with the approved details prior to any of the residential apartments being occupied and thereafter retained.

Reason

In order to ensure adequate provision for cyclists in accordance with the NPPF and policies CS13, MSGP 15 and Appendix 5 of the Local Plan for Gateshead.

13

No residential apartments hereby approved shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include :

- a) 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.
- b) Clearly defined objectives, targets and indicators.
- c) Details of proposed measures.
- d) Appointment of a travel plan co-ordinator and their allocated budget.
- e) Detailed timetable for implementing measures.
- f) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

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. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

In order to promote sustainable travel in accordance with the NPPF and policies CS13, MSGP14 and MSGP15 of the Local Plan for Gateshead.



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