

## 25.01.2018 ADDENDUM

### Item No: 5.3

**Application No:** 17/01616/FUL  
Date valid: 31 October 2017  
Target decision date: 30 January 2018

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Ward: Chirton

Application type: full planning application

**Location: Unit J1 Hamar Close Tyne Tunnel Trading Estate North Shields Tyne And Wear NE29 7XB**

**Proposal: Change of use to sale and display of tools and machinery, and associated equipment, including warehouse areas, within use classes A1 and/or B8 (amended description to omit reference to external alterations)**

Applicant: UK Land Estates (Partnership) Ltd, C/O Agent

Agent: Lichfields, FAO Mr Dominic Holding St Nicholas Building St Nicholas Street Newcastle Upon Tyne NE1 1RF

**RECOMMENDATION:** Application Permitted

### CONDITIONS

Revised list of conditions to show amendments to conditions 1 (approved plans) and 10 (noise scheme), and omission of conditions 3 (construction hours) and 5 (construction method statement).

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.  
3420-FBA-00-00-DR-A-05\_10-800 P1  
Reason: To ensure that the development as carried out does not vary from the approved plans.
2. Standard Time Limit 3 Years FUL MAN02 \*
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or re-enacting that Order), the unit indicated on Drg. No. 3420-FBA-00-00-DR-A-05\_10-800 shall be used only for the sale, display and storage of tools and machinery and associated equipment, and for no other purpose within Use Class A1.  
Reason: To enable the Local Planning Authority to retain control over the use, to protect the employment land from inappropriate uses and to protect the vitality and viability of the borough's town centres; having regard to policy DM2.3 and DM3.4 of the North Tyneside Local Plan 2017.
4. Notwithstanding Condition 1, prior to the occupation of any part of the development details of an undercover cycle parking scheme shall be submitted to and approved

by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety having regard to policy DM7.4 of the North Tyneside Council Local Plan (2017).

5. Notwithstanding Condition 1, prior to occupation of the development details of facilities to be provided for the storage of refuse at the premises and a refuse management scheme, to include a suitable storage area for collection day, must be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policy DM7.9 of the North Tyneside Local Plan 2017.

6. Notwithstanding the Framework Travel Plan submitted, the full Travel Plan shall be developed as set out and implemented in accordance with the agreed details.

Reason: In the interests of highway safety having regard to policy DM7.4 of the North Tyneside Council Local Plan (2017).

7. Flood Lighting Scheme Details LIG001 \*

8. Prior to the installation of any external new plant or equipment a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with BS4142 to determine the background noise level without the plant noise operating at the boundary of the nearest sensitive receptors and include appropriate mitigation measures where necessary to ensure the rating level of plant and equipment does not exceed the background noise. Thereafter the scheme shall be carried out in accordance with the agreed details.

Reason: To safeguard the amenity of surrounding occupiers having regard to policy DM5.19 of the North Tyneside Local Plan (2017) and National Planning Policy Framework.