

02.07.2020 ADDENDUM

Item No: 7

Application No:	20/00523/FUL	Author	Rebecca Andison
Date valid:	23 April 2020	:	
Target decision date:	23 July 2020	☎:	0191 643 6321
		Ward:	Riverside

Application type: full planning application

Location: Royal Quays Outlet Centre Coble Dene North Shields Tyne And Wear

Proposal: Proposed partial change of use of existing A1 Factory Outlet Shopping Centre to A1 Factory Outlet/B1/B8 Industrial. Alterations to existing service arrangements to suit new use.(AMENDED DESCRIPTION TO OMIT B2 USE)

Applicant: North Shields Investment Properties, Mr Peter Everest C/O WD 9-10 Staple Inn London WC17 7QH

Agent: Hector Black, 6 Manor Place Edinburgh EH3 7DD

RECOMMENDATION: Application Permitted

Additional Consultee Comments Planning Policy

The site is an existing out of centre retail park that predominantly operates as an outlet shopping centre. The changing retail market has had an impact on the attractiveness of the centre to attract shoppers and tenants and the owners are seeking to diversify its offer.

The site is within easy access of the International Ferry Terminal and the Royal Quays Marina to the south, there is a bowling alley and water park to the east with existing office accommodation, which includes a gym to the north east. The west of the site is dominated by vacant industrial land and the roundabout of the A187 runs along the northern boundary.

The applicant is seeking to convert existing retail units to office and storage accommodation with the inclusion a new service yard to replace an area of landscaping. The B1 planning use class includes office accommodation that is defined as a main town centre use in the National Planning Policy Framework (NPPF). The applicant should therefore submit a sequential assessment for the development in accordance with paragraph 86 of the NPPF and Policy DM3.4 of the Local Plan. However, it is acknowledged that the size of the proposed development (6,751m²) may present difficulties for it to be accommodated within an existing town centre or edge of centre location and

the Local Plan (Policy DM3.4) acknowledges the benefit of occupying existing out-of-centre development sites previously occupied by an appropriate town centre use that have public transport connections to the town centres within the sequential test. The Council should also demonstrate flexibility on issues such as format and scale in accordance with paragraph 87 of the NPPF and it could be argued that a sequential assessment would not be required in this instance.

However, it would be important that the regeneration team of the Council are consulted to consider what impact the development could have on the Councils regeneration aspirations for North Shields town centre and its impact on current and future investment proposals for the town.

Policy S2.1 of the Local Plan supports sustainable economic growth and investment opportunities in office development, but the proposed development is outside of the allocated sites for employment development in the Local Plan. Policy DM2.4 supports the employment development outside available or existing employment land if it meets a set of criteria. There has been no evidence to support why the office or storage development could not be accommodated within the existing portfolio of available employment land, but it would help contribute to a more diversified economy, can be provided with appropriate vehicular access and would not be detrimental to the local amenity.

Conclusion:

The application lacks supporting information to explain how the development has considered sequentially preferable sites and reasons why the development could not be accommodated within existing allocated employment sites, but it would support economic growth. The development would support investment and regeneration to The River Tyne North Bank and would therefore be in accordance with Policy AS2.5 of the Local Plan (2017).

Amended conditions

Conditions 8 (travel plan) and 12 (tree work) are omitted and the subsequent condition numbers amended accordingly. The applicant has confirmed that the trees to the north of the site will not be affected, therefore this condition is not required. The Highway Network Manager has confirmed that a travel plan is not required.

Condition 7 is amended to omit the reference to residential dwellings:

Notwithstanding Condition 1, prior to any B1/B8 uses occupying the site details of facilities to be provided for the storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities which should also include the provision of wheeled bins for all waste types shall be provided in accordance with the approved details, prior to the occupation of each unit and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policies DM6.1 of North Tyneside Local Plan (2017).