



**SOUTH TYNESIDE METROPOLITAN BOROUGH COUNCIL**  
**NOTICE OF GRANT OF PLANNING PERMISSION**  
Town and Country Planning Act 1990  
Town and Country Planning (General Development Procedure) Order 1995

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**Application Number**  
ST/2341/05/FUL

**Date of Issue**  
19/10/2005

**Contact Name and Address:**

B Mohamodi  
68A Stanhope Road  
South Shields  
Tyne & Wear  
NE33 4BS

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In pursuance of their powers under the above mentioned Acts, the Borough Council as Local Planning Authority hereby **GRANT** planning permission for the following:

**PROPOSAL:** Retrospective application for a change of use to cafe/hot and cold food takeaway

**LOCATION:** 68A Stanhope Road, South Shields, Tyne & Wear, NE33 4BS

In accordance with your application dated 19 July 2005

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**SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):**

- 1 The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications.

To ensure that the development as carried out shall not vary from the approved plans, in accordance with Policy ENV5 of the adopted South Tyneside Unitary Development Plan.

- 2 There shall be no storage of goods or materials, including plant, machinery, waste and refuse materials, on any part of the application site except within those areas identified for such a purpose on the approved plans. All refuse created by the use shall be stored within the curtilage of the property.

To ensure that the site is maintained in a tidy manner and to safeguard the amenities of the area, in accordance with Policy ENV5 of the adopted South Tyneside Unitary Development Plan.

- 3 The premises shall be open for business only between the hours of 8am and 6pm, Monday to Saturday, and shall not be open for business on any Sunday or Bank holidays.

To ensure no loss of amenity to the occupiers of adjoining dwellings in accordance with UDP policy ENV5.

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- 4 Within one month of the date of this permission, detailed drawings and specifications showing the means of refuse storage and other returnable containers shall be submitted to and approved by the Local planning Authority. The approved details shall be implemented and thereafter retained as such. To avoid any doubt, all refuse created by the use shall be retained within the curtilage of the property.

To ensure a satisfactory standard of development in accordance with UDP policy ENV5.

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**NOTES TO APPLICANT:**

**For the avoidance of doubt this decision relates to the following plans and/or specifications:**

Location Plan received 25 August 2005

**REASONS FOR GRANT OF PLANNING PERMISSION:**

The decision to grant planning permission has been taken having regard to the UDP policies ENV5, S2, S7, ED2, T2, S1 and all other material considerations. The delegated decision sheet on the application file provides a further justification of the decision and can be examined during normal office hours.

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Kath Lawless  
Development Control Manager

**Your attention is drawn to the attached schedule of notes which form part of this notice**

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## NOTES

1. This certificate is issued under the Town and Country Planning Orders and does not constitute a permission, approval or consent by the Borough Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Corporation for any other permission, approval or consent (including Building Regulations approval or approval of the Borough Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance of section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted otherwise than subject to the conditions imposed on them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
3. If permission to develop land is refused or granted subject to conditions, whether the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. Where this approval relates to building works, attention is drawn to the provisions of section 24(i) of the Tyne and Wear Act 1980, relating to the access for the fire brigade, which may be invoked when approval under the Building Regulations is sought for the development.