



**NOTICE OF GRANT OF PLANNING PERMISSION**  
**Town and Country Planning Act 1990**  
**Town and Country Planning (Development Management Procedure)**  
**(England) Order 2015**

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**Contact Name and Address:**

Mr S Watson  
2 Old School Court  
Cleadon  
SR6 7UH

**Application No:** ST/0590/15/HFUL

**Date of Issue:** 28/08/2015

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

**PROPOSAL:** Widen existing pedestrian access to create vehicle crossing point from Cleadon Lane with dropped kerb and flagged car standage.

**LOCATION:** 2 Old School Court, Cleadon, SR6 7UH

In accordance with your application dated 22 June 2015

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

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

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

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

Drg No. 536/7519 received 10/08/2015

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 As described on submitted Drg No. 536/7519 (received 10/08/2015) the gate pier to be relocated shall be carefully taken down and rebuilt in the new location hereby approved using the bricks and stone salvaged from the dismantling of the pier and adjacent brick wall. No other brick or stone is to be used unless details and samples have first been submitted to, and agreed in writing by, the Local Planning Authority.

To ensure a satisfactory standard of development and in the interests of the

character and appearance of the Conservation Area in accordance with policies DM1 and DM6 of the South Tyneside Local Development Framework.

- 4 Prior to the commencement of the development samples and details of the bricks, artstone caps, and the finish of the timber fencing proposed around the hardstand hereby approved shall be submitted to the Local Planning Authority and approved in writing. All works shall be carried out in accordance with the approved details.

To ensure a satisfactory standard of development and in the interests of the character and appearance of the Conservation Area in accordance with policies DM1 and DM6 of the South Tyneside Local Development Framework.

- 5 As shown on submitted Drg No. 536/7519 (received 10/08/2015) the new gates proposed shall be metal, finished in black, shall reflect the pattern of the existing pedestrian gate to be removed, shall open into the site and shall at no time encroach into the public highway.

In the interests of highway safety and the character and appearance of the Conservation Area in accordance with policies DM1 and DM6 of the South Tyneside Local Development Framework.

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**NOTES TO APPLICANT:**

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.
- 2 **NOTE TO APPLICANT**  
The proposals involve the formation of a new access to the public highway. A permit under Section 184 (3) of the Highways Act 1980 should be obtained to carry out this work. Unless already done so, please contact the Council's Highways Maintenance Section (Telephone: 0191 4272550) to gain more information about this requirement.

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*George Mansbridge*  
*Head of Development Services*

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

## **NOTES**

- 1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval, or consent for any other purpose. Applications should be made for any other permission, approval or consent required from South Tyneside Council (including Building Regulations approval, or approval of South Tyneside 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 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
- 3 Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.
- 4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
- 5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.

## **APPEALS TO THE SECRETARY OF STATE**

- 6 **Only the applicant possesses the right of appeal**
  - If you are aggrieved by the decision of the local planning authority to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government in accordance with section 78 of the Town and Country Planning Act 1990 within 6 months from the date of this notice.

- The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.
- Appeals can be made online using the Planning Inspectorates planning appeal service through Planning Portal at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>. You must use a standard Planning Appeal Form when making your appeal. Alternatively this form can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Email: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk) or telephone 0303 4445000. Please note that you must state the appeal form that you require.
- Please be aware that details of planning appeals are available on the internet and may include a copy of the original planning application form and relevant supporting documents supplied to ourselves, either by you, or your agent, together with the completed appeal form, and information that you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More information about data protection and privacy matters is available on the Planning Portal website.

## **PURCHASE NOTICES**

- 7 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, 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.