



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

Contact Name and Address:

WardmanBrown
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Stanhope Road South
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Durham
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Application No: ST/0047/16/FUL

Date of Issue: 21/11/2016

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

PROPOSAL: Conversion of Mecca bingo club to provide 43 dwelling units and 4 commercial units (Use Classes A1 and A3), with alterations to the existing access, third floor extension. Provision of 57 space car park (including 14 space park lift scheme) with servicing layby.

LOCATION: Former Mecca Social Club, 52 - 60 Dean Road, South Shields, NE33 4DZ

In accordance with your application dated 16 January 2016

REASON(S) FOR REFUSAL:

- 1 The proposal represents an overdevelopment of the site and the level of on-site car and service vehicle parking, together with the restrictive nature of the site adjacent to Londonderry Hall which includes a community use of the building, would not be adequate to meet demand and it would lead to vehicles manoeuvring in conflict with one another and over spilling from the site to the detriment of highway safety. The development would not therefore accord with adopted South Tyneside Local Development Framework Development Management Policy DM1 (G, H).
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NOTES TO APPLICANT:

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

Drg No. L015010 - 015 received 15/02/2016
Drg No. L015010 - 014 received 15/02/2016
Drg No. L015010 - 013 received 15/02/2016
Drg No. L015010 - 012 received 15/02/2016
Drg No. L015010 - 010 Rev C received 21/07/2016
Drg No. L015010 - 004 Rev A received 15/02/2016
Drg No. L015010 - 003 Rev A received 15/02/2016
Drg No. L015010 - 002 Rev A received 15/02/2016
Drg No. L015010 - 001 Rev A received 15/02/2016

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. However, the proposed development is contrary to the policies referred to in the reason(s) for refusal and it has not been possible to reach an agreed solution in this case.

2 ALL DEVELOPMENTS WITHIN COALFIELD STANDING ADVICE AREAS

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

3 NOTE TO APPLICANT

The Council requires the developer to provide to each unit before first occupation a 240l refuse bin and a 240l recycling bin to the Council's specification in order that the council can fulfil its obligation to collect and dispose of household waste. Details of the Council's specifications can be obtained from Waste Services at South Tyneside Council

4 NOTE TO APPLICANT

Notwithstanding this planning approval a Section 278 agreement under the Highways Act 1980 is required in order to carry out construction works within the highway network and you must therefore contact South Tyneside Council Highways and Infrastructure team on 0191 427 2541 prior to such works being undertaken.



George Mansbridge
Head of Development Services

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

NOTES

APPEALS TO THE SECRETARY OF STATE

1 Only the applicant possesses the right of appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice but if the local planning authority's decision was to refuse planning permission for a minor commercial application then you must do so within 12 weeks of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months, or 12 weeks in the case of a minor commercial appeal, of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

- 2 If permission to develop land is refused, 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.