ST0610/18LAA

South Tyneside Council

Planning Group
South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
Email: planningapplications@southtyneside.gov.uk
Tel: 0191 424 7421

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First Name:	
Surname:	South Tyneside Council		
Company name:	South Tyneside Council		
Street address:	Town Hall and Civic Offices		
	Westoe road	Telephone number:	
		Mobile number:	
Town/City:	South Shields	Fax number:	
Country:		Email address:	
Postcode:	NE33 2RL		

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mohsen
Surname:	Kohannejad		
Company name:	South Tyneside Council		
Street address:	Town Hall & Civic Offices		
	Westoe Road	Telephone number:	01914246651
		Mobile number:	
Town/City:	South Shields	Fax number:	
Country:		Email address:	
Postcode:	NE33 2RL		Mohsen.kohannejad@southtyneside.gov.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of Temple Park Leisure Centre's swimming pool including associated changing village and footbridge plus the construction of a new two storey gable wall together with minor remedial works to the Gymnastics' Centre south elevation and associated external works.

Has the building, work or change of use already started? ( ) Yes (•) No

SOUTH TYNESIDE COUNCIL
21 JUN 2018
AREA PLANNING

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	
Suffix:	
House name:	Temple Park Centre, Temple Park Leisure Centre South Tyneside Council
Street address:	John Reid Road
Town/City:	South Shields
Postcode:	NE34 8QN

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	437189
Northing:	563940

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Garry Surname: Simmonette

Reference:

Date (DD/MM/YYYY): 31/10/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Discussed proposal with Planning Officer and information to be submitted. No concerns/issues identified.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	( ) Yes (•) No
Is a new or altered pedestrian access proposed to or from the public highway?	( ) Yes (•) No
Are there any new public roads to be provided within the site?	( ) Yes (•) No
Are there any new public rights of way to be provided within or adjacent to the site?	( ) Yes (•) No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	( ) Yes (•) No
Have arrangements been made for the separate storage and collection of recyclable waste?	( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? (•) Yes ( ) No

If Yes, please provide details of the name, relationship and role:

Agent - Mohsen Kohannejad, Construction and Technical Services Manager for Asset Management, South Tyneside Council.

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

Leisure Centre - Timber doorset with painted finish.

Description of *proposed* materials and finishes:

Leisure Centre - Steel doorset with polyester powder coated finish. Colour TBC

Roof - description:

Description of *existing* materials and finishes:

Leisure Centre - Existing felt to be retained and repaired as deemed necessary.

Description of *proposed* materials and finishes:

Leisure Centre - Mechanically fixed single ply membrane. Colour grey.

Walls - description:

Description of *existing* materials and finishes:

Leisure Centre - Buff facing brickwork.
Gymnastics Centre - Brown/Red smooth facing brickwork.

Description of *proposed* materials and finishes:

Leisure Centre - Buff facing brickwork to match existing, textured & polished grey coloured facing blockwork and coloured render.
Gymnastics Centre - Brown/Red smooth facing brickwork.

Windows - description:

Description of *existing* materials and finishes:

Leisure Centre - Yellow coloured curtain walling with bronze tinted glass and spandrel panels.

Description of *proposed* materials and finishes:

Leisure Centre - Aluminium curtain walling with bronze tinted glass and spandrel panels to match existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AD 6177- 18 - Existing Elevations
AD 6177- 19 - Proposed Elevations
AD 6177- 20 - Existing Roof Plan
AD 6177- 25 - Proposed Roof Plan
AD 6177- 26 - Proposed Curtain Walling to Foyer
AD 6177- 32 - Proposed External Works
AD 6177- 38 - Door Schedule, Jamb Details & Lintel Schedule
AD 6177- 2010 - Gymnastics Centre - Proposed & Existing Elevations

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [x] Package treatment plant [ ] Unknown [ ]

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Septic tank ☐ Cess pit ☐ Other ☐

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☑ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Public leisure centre with detached Gymnastics centre, external sports areas and children's play.
The swimming pool has been closed to the public for many years.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ◉ Yes ○ No

Land where contamination is suspected for all or part of the site? ◉ Yes ○ No

A proposed use that would be particularly vulnerable to the presence of contamination? ◉ Yes ○ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◉ Yes ○ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

17. Residential Units

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D2 - Assembly and leisure	12,896	4,676	252	-4,424
Total	12,896	4,676	252	-4,424

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	18		
Proposed employees	18		

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1	07:00:00	22:00:00	08:15:00	17:00:00	08:15:00	17:00:00	☐

21. Site Area

What is the site area? 0.4768 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances Amount held on site Tonne(s)

B. Highly reactive/explosive substances Amount held on site Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) Amount held on site Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant					Date notice served
Name:	South Tyneside Gymnastics & Wellbeing Centre CIC				
Number:	20	Suffix:		House name:	
Street:	Sorrel Gardens				21/06/2018
Locality:					
Town:	South Shields, Tyne and Wear				
Postcode:	NE34 8TX				

Title: Mr First name: Michael Geoffrey Surname: Harding (Head of Legal Services)

Person role: APPLICANT Declaration date: 21/06/2018 ☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☑ Date 21/06/2018