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. Site Address

Number	
Suffix	
Property name	St Wilfrids Rc College
Address line 1	Temple Park Road
Address line 2	
Address line 3	
Town/city	South Shields
Postcode	NE34 0QA

Description of site location must be completed if postcode is not known:

Easting (x)	436632
Northing (y)	564665

Description

2. Applicant Details

Title	Mrs
First name	Francesca
Surname	Craik
Company name	
Address line 1	St Wilfrids RC College
Address line 2	Temple Park Road
Address line 3	
Town/city	South Shields
Country	

2. Applicant Details

Postcode	NE34 0QA

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

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Chris
Surname	Holmes
Company name	Space Architects
Address line 1	Spaceworks,
Address line 2	Benton Park Road
Address line 3	South Gosforth
Town/city	Newcastle upon Tyne
Country	United Kingdom
Postcode	NE7 7LX
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	2170.00
Unit	Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

A new 2 storey extension to the existing school building, to provide 6 new teaching classrooms & additional dining space. Ancillary storage, plant, circulation and WC's to be provided internally. Externally the current covered walkway is to be removed and the current catering pod to be relocated to the edge of the Memorial Garden. Hard landscaping is to be provided, to enable external dining and existing paths to be widened and re-alignment of fence lines. Some existing soft landscaping is to be removed but re-provided in planters and borders.

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

6. Existing Use

Please describe the current use of the site

Education - Secondary School/ Academy - D1 now F1(a)

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

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	1) Red/ Orange Facing Brickwork 2) Through coloured render 3) Exposed Concrete framing 4) Glazed Curtain Walling & Spandrels 5) Self coloured architectural blockwork 6) Metal powder coated cladding panels/ rainscreen
Description of proposed materials and finishes:	1) Red/ Orange Facing Brickwork 2) Through coloured render 3) Glazed Curtain Walling & Spandrels 4) Vitreous Enamel/ Mosaic/ Mural Panels - Design & type tbc.

Roof	
Description of existing materials and finishes (optional):	1) Single Ply Membrane in light grey finish. 2) Single Ply Membrane in lead grey finish. 3) Asphalt/ Felt 4) Polycarbonate/ Glazed Rooflights 5) Metal profiled roofing
Description of proposed materials and finishes:	1) Single Ply Membrane in lead grey finish. 2) Sedum/ Wildflower mat to lower dining roof 3) Polycarbonate/ Glazed Rooflights

Windows	
Description of existing materials and finishes (optional):	1) Polyester Powder Coated Aluminium Framed Double Glazed Windows. 2) Polyester Powder Coated Aluminium Framed Double Glazed Curtain Walling & Spandrels.
Description of proposed materials and finishes:	1) Polyester Powder Coated Aluminium Framed Double Glazed Windows. 2) Polyester Powder Coated Aluminium Framed Double Glazed Curtain Walling & Glass Spandrels. 3) Polyester Powder Coated Louvre Panels & Openings

Doors

7. Materials

Description of existing materials and finishes (optional):	1) Polyester Powder Coated Aluminium Framed Double Glazed Doors. 2) Polyester Powder Coated Steel Panel Doors
Description of proposed materials and finishes:	1) Polyester Powder Coated Aluminium Framed Double Glazed Doors. 2) Polyester Powder Coated Steel Panel Doors

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	1) Metal Palisade type 2) Low level fencing to Memorial Garden
Description of proposed materials and finishes:	1) Metal Palisade type not amended 2) Low level fencing to Memorial Garden to be relocated. 3) Exterior powder coated security gate

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	1) Tarmac to vehicle roads 2) Block Paviors/ Setts 3) Concrete Paving Flags
Description of proposed materials and finishes:	1) Tarmac to vehicle roads/ extended pathways 2) Block Paviors/ Setts 3) Concrete Paving Flags

Lighting	
Description of existing materials and finishes (optional):	1) Emergency/ Entrance Lighting 2) Lighting to building perimeter
Description of proposed materials and finishes:	1) Emergency/ Entrance Lighting 2) Lighting to building perimeter

Other Solar shading, PV & Rainwater Goods	
Description of existing materials and finishes (optional):	1) No external solar shading 2) No PV array 3) Polyester Powder Coated Aluminium Rainwater Goods & Cast Iron
Description of proposed materials and finishes:	1) Polyester Powder Coated Aluminium horizontal solar shading/ brise soleil. 2) Potential for PV Array on roof 3) Polyester Powder Coated Aluminium Rainwater Goods

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

ZZ-XX-DR-A-020001- General Arrangement Elevations Proposed - Sheet 1
ZZ-XX-DR-A-020011 - General Arrangement Elevations Proposed - Sheet 2
ZZ-00-DR-A-010001- Proposed Ground Floor Plan
ZZ-01-DR-A-010001- Proposed First Floor Plan
ZZ-RF-DR-A-010001- Proposed Roof Plan
Design & Access Statement

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

Is a new or altered vehicular access proposed to or from the public highway? ( ) Yes (•) No

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

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

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	110	110	0
Cycle spaces	160	173	13

10. 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'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a 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

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or

12. Biodiversity and Geological Conservation

geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Below Ground Drainage Drawing - C001

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Bins to be located adjacent to the existing turning head, in similar to location to existing.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Located as above

15. Trade Effluent

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

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

◉ Yes ○ No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	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)
D1 - Non-residential institutions	9303	5	10079	776
Total	9303	5	10079	776

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

◉ Yes ○ No

Please add details of the of the use classes and hours of opening for each non-residential use proposed (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 07:00 End Time: 19:00	Start Time: End Time:	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

○ Yes ◉ No

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 it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

○ Yes ◉ No

22. 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?

○ The agent
◉ The applicant
○ Other person

23. 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	
Surname	
Reference	ST/0604/20/FENQ

Date (Must be pre-application submission)

24/09/2020

Details of the pre-application advice received

Principle of Development

The development site is located within the built up development boundary of South Shields and so is within a sustainable location in accordance with adopted South Tyneside Local Development Framework (LDF) Core Strategy Policies ST1 and SC1.

On the adopted South Tyneside Site Specific Allocations proposals map, the site is allocated for educational provision and development opportunities under Policy SA4. The proposed extension would accord with adopted South Tyneside LDF Site Specific Allocations Policy SA4 as it would relate to the provision and enhancement of educational opportunities. The proposed extension would also relate to the investment in education at an existing facility and so it would accord with adopted South Tyneside LDF Core Strategy Policy E1.

Based on the details submitted, the proposed extension would appear to be acceptable in principle.

Regarding the supporting documentation that would be required for the submission of a planning application, please refer to the document entitled 'Validation of Planning Applications in Tyneside - 2019' which can be viewed on the planning pages of the Council's website. However, from the information submitted with the enquiry it is considered that the following supporting documentation would be required:
•OS based site location plan (scale 1:1250 or 1:2500)
•Scaled existing and proposed site block plans
•Existing and proposed elevation plans
•Existing and proposed floor plans
•Existing and proposed site sections and site levels
•Existing and proposed roof plans
•Coal Authority Risk Assessment (as stated you may wish to look at details submitted under planning permission Ref: ST/0949/15/FUL which you can view here)
•Phase 1 Land Contamination Assessment
•Transport Statement
•Travel Plan (as stated you may wish to view the Travel Plan submitted under application Ref: ST/0645/17/COND details of which you can view here)

The submission of landscaping details should also be submitted as part of any planning application.

Summary

It is considered that the proposed extension would be acceptable in principle. It would appear to be of an acceptable scale and design, and would appear to have no unacceptable impacts on residential amenity. A planning application should seek to demonstrate that additional trip movements generated would have no unacceptable impacts on the highway network, that adequate car parking and cycle provision would be provided in accordance with the Council's SPD6, and include an updated travel plan. Adequate details should be submitted to ensure that issues associated with contamination and coal mining risk can be adequately assessed.

Application fee of £5,544.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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:

25. Ownership Certificates and Agricultural Land Declaration

◉ 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* and/or agricultural tenant** of any part of the land or building to which this application relates; or

○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	St. Vincent's Diocesan Offices, St. Cuthbert's House
Address line 1	West Road
Address line 2	
Town/city	Newcastle upon Tyne
Postcode	NE15 7PY
Date notice served (DD/MM/YYYY)	06/11/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Town Hall & Civic Offices
Address line 1	Westoe Road
Address line 2	
Town/city	South Shields
Postcode	NE33 2RL
Date notice served (DD/MM/YYYY)	06/11/2020

Person role

○ The applicant

◉ The agent

Title	Mr
First name	Chris
Surname	Holmes
Declaration date (DD/MM/YYYY)	06/11/2020

☑ 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 (cannot be pre-application)	06/11/2020