



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
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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Former 1 Windermere, Cleadon SR6 7QQ now addressed as: Cleadon Dental 30 Front Street, Cleadon SR6 7PG; same site / same building

Applicant Details

Name/Company

Title

MR

First name

MATTHEW

Surname

GILL

Company Name

Address

Address line 1

Cleadon Dental , 30 Front Street

Address line 2

Cleadon

Address line 3

Town/City

South Tyneside

County

Country

Postcode

SR6 7PG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

DR

First name

ANTON

Surname

LANG

Company Name

ANTON LANG PLANNING SERVICES LTD

Address

Address line 1

ANTON LANG PLANNING SERVICES LTD

Address line 2

C/O SITE ADDRESS

Address line 3

Town/City

NEWCASTLE-UPON-TYNE

County

Country

United Kingdom

Postcode

SR6 7QQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Appeal Ref: APP/A4520/W/18/3216198 @ 1 Windermere, Cleadon SR6 7QQ

The development proposed is to change the use from a residential property, use class C3, to a dental practice, use class D1, and associated changes to convert into a dental practice.

Reference number

Upheld Appeal Ref: APP/A4520/W/18/3216198 @ 1 Windermere, Cleadon SR6 7QQ Decision date: 25 April 2019

The STMBC application ref was ST/0726/18/FUL, dated 25 July 2018, which was refused by notice dated 11 October 2018.

Date of decision (date must be pre-application submission)

25/04/2019

Please state the condition number(s) to which this application relates

Condition number(s)

See documents attached - Conditions 2 and 3:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Ground & First Floor Plan.

3) No more than 2 treatment rooms will be provided in the dental practice hereby approved.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

26/04/2019

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

27/08/2019

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

See attached documents which justify the case for removal as there is plenty of car parking available, the Transport Statement demonstrates that comprehensively and the applicant statement explains it too.

The fact the practice has operated with 4 treatment rooms since lockdowns ended without any believed complaints is further testament to the case that the temporary permission be made permanent.

Please delete the conditions or vary as suggested below.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2 to be deleted as has been discharged through commencement and implementation of the planning permission granted at appeal (and then also the same with a subsequent planning permission for operational development). The condition states: Condition 2 - "The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Ground & First Floor Plan". But it now serves no purpose, as the development has been carried out, so it can be deleted, or altered to:

Condition 2 - "The development shall be carried out in accordance with the approved plan(s) as attached to submission PP-11818136"

Please thus also delete Condition 3 or amend it to: "No more than 4 treatment rooms will be provided in the dental practice" as per the last variation approval (ST/0977/20/VC) however without the two year temporary element that was on that.

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

DR

First Name

ANTON

Surname

LANG

Declaration Date

04/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

ANTON LANG MRTPI

Date

04/01/2023