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South Tyneside Metropolitan Borough Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

25 May 2023

Dear Sir/Madam

Application for Full Planning Permission for Partial Redevelopment of Petrol Filling Station on Behalf of Shell UK Oil Products Limited at Shell Whitemare Pool, Gateshead, Tyne & Wear, NE10 8YB

I act on behalf of Shell UK Oil Products Limited and I am instructed to submit an application for full planning permission for the redevelopment of existing petrol filling station; including the demolition of the existing sales building and forecourt, including canopy, pumps and underground tanks; erection of new sales building and new forecourt (domestic and HGV), including underground fuel tanks; provision of EVC hub and associated infrastructure; provision of car parking spaces and associated works at Shell Whitemare Pool, Gateshead, Tyne & Wear, NE6 8YB.

The Application

This planning application has been submitted via the Planning Portal (Reference: PP- 12190011) and is submitted with the following supporting information:

- Application form signed and dated;
- Site Location Plan, Ref: 10019383-PLNG 08;
- Block Plan, Ref: 10019383-PLNG 07;
- Existing Site Elevations, Ref: 10019383-PLNG 02;
- Existing Site Plan, Ref: 10019383-PLNG 01;
- Proposed Site Plan, Ref: 10019383-PLNG 03;
- Proposed Site Elevations, Ref: 10019383-PLNG 04;
- Proposed Building Layout, Ref: 10019383-PLNG 06;
- Proposed Building Elevations, Ref: 10019383-PLNG 05;
- Proposed Vehicle Tracking Plan, Ref: 10019383-PLNG 09; and
- Planning Design and Access Statement prepared by JMS Planning dated May 2023.

The application fee has been paid via the Planning Portal.

The National Planning Policy Framework identifies the need for planning positively for community facilities and roadside services that support the safety and welfare of road users. Service stations are a vital necessity and provide an important role in ensuring that motorists travel safely especially as the number of vehicles on the roads continues to increase, increasing demand on existing service stations.

The principle of redevelopment of the site should be accepted given that the site is an existing long-established petrol filling station on the A184/A194/A194(M). The site is within the Green Belt and Great North Forest but is an established use in need of upgrade to meet the evolving needs of motorists, particularly with the addition of EVCs which will assist in the transition from tradition fuels to electric vehicles, with associated air quality and environmental benefits.

Green Belt issues have been fully explored in the Planning Issues Section of this Statement and it is considered the proposal accords with Green Belt policy. The site's location in the Great North Forest has also been considered. The proposal will bring a wide range of economic benefits and accord with the role and the focus as contained within the NPPF and the Development Plan.

At present there is no formalised parking arrangements for the public using the site. These proposals will enable the delivery of six spaces across the site including one DDA space and air/water/vac bay plus an EVC hub including an accessible bay. Detailed consideration has been given to the layout of the site to ensure the operation of the site and traffic flows through it are optimised.

Due consideration has been given to amenity and it is not considered that the impact on surrounding properties as a result of these proposals will be any greater than the impact of the current service station.

Based on national and Development Plan policies and the size of the development, retail impact is not a consideration which is material to the application. Notwithstanding this, given the small size of the proposal and its function and existing use on the site it is not considered that the application proposal will have any trade diversion or adverse impact on any designated shopping centre or other retail floorspace of acknowledged importance. Due to the scale of the proposal and its relationship to the existing site, the application of the sequential assessment is not considered to be relevant.

I trust you find the enclosed application in order, and I look forward to receiving confirmation of the registration of the application in due course. Should you wish to discuss this matter further please do not hesitate to contact me on jackie@jmsplanning.com or 07770 328674.

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs