South Tyneside Council

Planning Group
South Tyneside Council, Town Hall & Civic Offices,
Westoe Road, South Shields, Tyne and Wear, NE33 2RL
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Tel: 0191 424 7421

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning 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

Unit 1

Address Line 1

Station Approach

Address Line 2

Address Line 3

Town/city

East Boldon

Postcode

NE36 0AB

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

Easting (x)

437261

Northing (y)

561581

Description

Applicant Details

Name/Company

Title

First name

Surname

East Boldon Developments Limited

Company Name

East Boldon Developments Limited

Address

Address line 1

Unit 1b

Address line 2

Station Approach

Address line 3

Town/City

East Boldon

County

Tyne and Wear

Country

United Kingdom

Postcode

NE36 0AB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Oliver

Surname

Clements

Company Name

Lichfields

Address

Address line 1

St Nicholas Building

Address line 2

St Nicholas Street

Address line 3

Town/City

Newcastle upon Tyne

County

Country

United Kingdom

Postcode

NE1 1RF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- [x] An existing use
- [ ] Existing building works
- [ ] An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please select the relevant Use Class.

E - Commercial, Business and Service

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

The existing use of Unit 1 Station Approach East Boldon NE36 0AB has been for Watson Tool Hire company. Prior to their move to an new unit in June 2023, the company operated from Unit 1 for an 11 year period. The primary business of Watson Tool Hire revolved around tool hire, equipment sales and repair services. The majority of customers of Watson Tool Hire were the general public.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- [x] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The use as a single dwelling house began more than four years before the date of this application
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

◯ Yes
⊘ No

Please state why a Lawful Development Certificate should be granted

In accordance with the submitted covering letter and evidence from the former occupier of the unit, Watson Tool Hire, Unit 1 clearly presents the existing use of the site as Use Class E covering tool hire shops. For a period of 11 years, the business revolved around the hiring and selling of tools and equipment and repairing tools. As the Decision Notice from Reading Council states, tool hire shops like Watson Tool Hire as under Use Class E and therefore a Lawful Development Certificate should be granted to demonstrate this Use Class E at Unit 1 Station Approach East Boldon. This information is also supported by the letter from Watson Tool Hire which confirms these details.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01-04-2012

In the case of an existing use or activity in breach of conditions has there been any interruption?

⊘ Yes
◯ No

If Yes, please provide details of the dates, duration and any discontinuance of the development which is the subject of this application. If your application is based on the claim that a use or activity has been ongoing for a period of years, state exactly when any interruption occurred

Watson Tool Hire operated from the Unit for a period of 11 years, from 2012 until June 2023 when they moved to a different location. The property has been vacant since Watson Tool Hire moved location.

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

◯ Yes
⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

◯ Yes
⊘ No

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

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.

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?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Oliver Clements

Date

10/11/2023