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 (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

St Michaels And All Angels Church, Vicarage

Address Line 1

Westoe Road

Address Line 2

Address Line 3

South Tyneside

Town/city

South Shields

Postcode

NE33 3PD

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

Easting (x)

436947

Northing (y)

566222

Description

Applicant Details

Name/Company

Title

Mr

First name

Zak

Surname

McIlhargey

Company Name

Ar Cúram Limited

Address

Address line 1

Richard House

Address line 2

Sorbonne Close

Address line 3

Thornaby

Town/City

Stockton-on-Tees

County

Cleveland

Country

United Kingdom

Postcode

TS17 6DA

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

Mr

First name

Zak

Surname

McIlhargey

Company Name

Ar Curam

Address

Address line 1

Richard House, 2nd Floor

Address line 2

Second Floor

Address line 3

Sorbonne Place

Town/City

Stockton-on-Tees

County

Country

United Kingdom

Postcode

TS17 6DA

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Site Area

What is the measurement of the site area? (numeric characters only).

950.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

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

We are applying for a change of use from C3 (Private Dwelling Home) to C2 (Residential Institution).

We propose to develop the 7 bedroom dwelling house at St Michaels Vicarage to a Residential Children's Home for a maximum of five children and young people.

The house will have adequate parking spaces for up to six car spaces with more if necessary, three bike spaces and it will also benefit from a unobstructed driveway for emergency service vehicles if required.

The renovation work will adhere to current fire safety legislation with an A1 fire system and the appropriate risk assessments in place prior to commissioning by Ofsted.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

St Michaels Vicarage lies within the grounds of St Michaels and All Angels Church on Westoe Road - it was previously used as living accommodation for Church Clergy.

At the moment, the house is in a state of significant disrepair and has been unoccupied for a number of years.

Is the site currently vacant?

- [x] Yes
- [ ] No

If Yes, please describe the last use of the site

The house has not been home to Church Clergy for a number of years and was protected to 'Guardians' who lived in and looked after the property when it was vacated by Church personnel.

I do not have the exact dates but the house has been vacant for over a year.

When did this use end (if known)?

dd/mm/yyyy

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
- [x] No

Land where contamination is suspected for all or part of the site

- [ ] Yes
- [x] No

A proposed use that would be particularly vulnerable to the presence of contamination

- [ ] Yes
- [x] No

Materials

Does the proposed development require any materials to be used externally?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [ ] Yes
- [x] 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

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

Vehicle Type:
Cars

Existing number of spaces:
6

Total proposed (including spaces retained):
6

Difference in spaces:
0

Vehicle Type:
Motorcycles

Existing number of spaces:
0

Total proposed (including spaces retained):
3

Difference in spaces:
3

Vehicle Type:
Cycle spaces

Existing number of spaces:
0

Total proposed (including spaces retained):
3

Difference in spaces:
3

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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
- [x] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

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
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

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 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
- [x] 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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

⊘ Yes
◯ No

If Yes, please provide details:

We will have our waste storage areas housed on a flat surface without any barriers to access.

Have arrangements been made for the separate storage and collection of recyclable waste?

⊘ Yes
◯ No

If Yes, please provide details:

We plan to carry out weekly trips to dispose of our recycling items by taking them to our local Household Waste Recycling Centre

Trade Effluent

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

⊘ Yes
◯ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

☐ Market Housing
☐ Social, Affordable or Intermediate Rent
☑ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
7

Unknown Bedroom:
0

Total:
7

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	7	0	7

Existing

Please select the housing categories for any existing units on the site

- [ ] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [x] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Affordable Home Ownership

Please specify each existing type of housing and number of units on the site

Housing Type:
Houses

1 Bedroom:
0

2 Bedroom:
0

3 Bedroom:
0

4+ Bedroom:
5

Unknown Bedroom:
0

Total:
5

Existing Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	5	0	5

Totals

Total proposed residential units	7
Total existing residential units	5
Total net gain or loss of residential units	2

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' in this context covers all uses except Use Class C3 Dwellinghouses.

- ○ Yes
- ⊘ No

Employment

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

- [x] Yes
- [ ] No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

1

Part-time

0

Total full-time equivalent

1.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

17

Part-time

Total full-time equivalent

17.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
C2 - Residential institutions

Unknown:
No

Monday to Friday:

Start Time:
07:30

End Time:
07:30

Saturday:

Start Time:
07:30

End Time:
07:30

Sunday / Bank Holiday:

Start Time:
07:30

End Time:
07:30

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

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ 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?

- [x] 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

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

First Name

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

Surname

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

Reference

Ar Cúram

Date (must be pre-application submission)

12/05/2023

Details of the pre-application advice received

There has been no direct contact with the Planning Department directly regarding our application for St Michaels Vicarage however, Ar Cúram have had meetings with South Tyneside Social Care personnel regarding our plans to offer residential support services for vulnerable Children and Young People in the South Shields area.

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
- [x] 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ⊘ Yes
- ◯ No

Certificate Of Ownership - Certificate B

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* 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 left 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:
***** REDACTED ******

House name:
Diocesan Office

Number:

Suffix:

Address line 1:
Cuthbert House

Address Line 2:
Stonebridge

Town/City:
Durham

Postcode:
DL1 3RY

Date notice served (DD/MM/YYYY):
20/11/2023

Person Family Name:

Person Role

- ⊘ The Applicant
- ◯ The Agent

Title

Mr

First Name

Zak

Surname

McIlhargey

Declaration Date

15/01/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Zak McIlhargey

Date

15/01/2024

Amendments Summary

O/S Location Plan - I have amended the location plan boundary to show all the land and property included in the application - this now shows the exact boundary including the access entrance from the public highway that will be used to enter and exit the property.

O/S Location Plan - I have amended the parking details with the same detail as above but includes the proposed parking layout for the necessary number of cars required. The plan also shows the access entrance and exit to the property from the public highway.

Note - I have amended the application form to show that The Diocese of Durham own the property and we are lease holders of the outlined property shown in the location plan (our lease is a legally binding contract between the Diocese of Durham and Ar Cúram Limited for a period of 10 years). The appropriate notice has been served and our Landlord is fully aware of the proposal for the land / property.

Note - I have amended the covering letter with the corrections. There are no elevations due to the fact that there are no changes to the facia / aesthetics of the building. I have enclosed a location plan, parking plan, current floor plan drawings, proposed floor plan drawings, neighbours notified, copy of the letter to neighbours and our covering letter outlining our proposal and services.