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 a Non-Material Amendment Following a Grant of 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

Land South West of Telephone Exchange

Address Line 1

Claypath Lane

Address Line 2

Crossgate

Address Line 3

Town/city

South Shields

Postcode

NE33 4PG

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

Easting (x)

436467

Northing (y)

566730

Description

Land South West of Telephone Exchange

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Jenkins

Company Name

Claypath Development Ltd

Address

Address line 1

Unit A Picton Manor

Address line 2

Ellison Place

Address line 3

Town/City

Newcastle upon Tyne

County

Country

Postcode

NE1 8XG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Tony

Surname

Carter

Company Name

Carter-Smith Planning Consultants

Address

Address line 1

1st Floor, Hepscott House

Address line 2

Coopies Lane

Address line 3

Town/City

Morpeth

County

Country

United Kingdom

Postcode

NE61 6JT

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

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

Proposed coffee shop with drive-thru, 3 no. commercial units (Use Class E) together with 35 new parking spaces (across the overall site), 3 cycle racks, new boundary treatments and landscaping

Reference number

ST/0746/22/FUL

Date of decision

09/08/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Relocation of the bin store to the opposite end of the parking bays (to the west), extend the landscape area, wall removed and replaced by a timber knee rail fence

Please state why you wish to make this amendment

To comply with STC Highways requirments

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

222008-IMA-ST-XX-DR-A-050102 rev P05
222008-IMA-ST-XX-DR-A-050103 rev P05

New plan/drawing numbers

224020-IMA-ST-XX-DR-A-061002-Site Layout Plan-C04
224020-IMA-ST-XX-DR-A-061003-External Finishes Plan-C04

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] 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

First Name

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

Surname

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

Reference

Email - 27/06/2024

Date (must be pre-application submission)

27/06/2024

Details of the pre-application advice received

Relocate the bin store to the opposite end of the parking bays (to the west), which would remove the western parking bay, where any further encroachment into the site may result in reduced manoeuvring space (although it is noted that the footpath is wider at this point, so encroachment into the site would be less). It was discussed in making these changes, that potentially the landscape area could be marginally extended (rough blue line annotation), partially off-setting loss elsewhere. The submission of a non-material amendment application, as mentioned previously, could address these changes, with the further landscaping and boundary conditions also including these amended details.

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 Non-Material Amendment 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

Tony Carter

Date

19/11/2024