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Garry Simmonette
Planning Department
South Tyneside Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Ref: HT/ER/CD/5571NE/L009

Date: 7th May 2025

Dear Garry,

Non-material amendment to planning permission ST/0204/24/LAA for the construction of a salt barn and erection of modular units and parking (to be known as "South Tyneside Council's Highway Depot at VENJ") on land at the Viking Energy Centre site [VENJ site], 2 Blackett Street, Hebburn.

This letter sets out the details of a Non-Material Amendment ('NMA'/'S96A') application sought to planning permission ST/0204/24/LAA, on behalf of South Tyneside Council in relation to the construction of a salt barn and erection of modular unity and parking (to be known as "South Tyneside Council's Highway Depot at VENJ") on land at the Viking Energy Centre site (VENJ), 2 Blackett Street, Hebburn.

The amendments sought relate to reducing the floor area of the salt barn, and as such subsequently amending the list of plans under Condition 2 attached to planning permission ST/0204/24/LAA.

This NMA application has been submitted via the Planning Portal (PP-13947035) and comprises of the following:

- Application Form
- Covering Letter (this letter, prepared by DPP)
- Plan Pack (prepared by Howarth Litchfield):
  - 23089-HL-ZZ-ZZ-DR-A-1601-D4-C02 Proposed Site Plan
  - 23089-HL-ZZ-ZZ-DR-A-2301-D2-C02 Proposed Fencing
  - 23089-HL-02-ZZ-DR-A-2001-S4-P04 Proposed Roof Plan
  - 23089-HL-02-ZZ-DR-A-2100-S4-P04 Proposed Elevations
  - 23089-HL-02-ZZ-DR-A-2000-S4-P04 Proposed Level 00 Plan
- Planting Strategy No. HDV-COL-ZZ-XX-DR-L-5001_C03 (prepared by Colour)
- Detailed Planting Proposals (1 of 2) No. HDV-COL-ZZ-XX-DR-L-5002_C03 (prepared by Colour)
- Detailed Planting Proposals and Planting Schedule (2 of 2) No. HDV-COL-ZZ-XX-DR-L-5003_C02 (prepared by Colour)
- Lighting Layout No. 30529-HYD-ZZ-ZZ-DR-E-9003 (prepared by Hydrock)

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Legislative Provision

NMAs to planning permissions were introduced via S.910 of the Planning Act 2008, which inserts S96a into the Town and Country Planning Act 1990. S190 commenced on 1st October 2009. S96a allows non-material amendments to be made to an existing planning permission via a simple application procedure which is to be determined within 28-days of registration.

S96a sets out that the LPA may make a change to any planning permission if they are satisfied that the change is not material. This includes the power to impose new conditions and to remove and alter existing conditions.

Non-Material Amendments

The amendments sought relate to Condition 2 (Approved Plans) of planning permission ref: ST/0204/24/LAA. The amendments relate to the reduction in floor area of the salt barn, resulting from a change in the supplier (and a typo in the date).

The proposed amendments have been discussed and agreed as non-material with the LPA in advance, via email correspondence dated 10th April 2025.

Condition 2 of planning permission ref: ST/0204/24/LAA requires the development to be implemented in accordance with the approved plans. Consequently, it is proposed that the wording of Condition 2 is amended to reference the updated plans as follows (amendments shown in **bold**):

Condition 2 Currently Approved Plans	Condition 2 Proposed Plans
The development shall be carried out in accordance with the approved plans as detailed below, all received 05/08/2023 unless expressly stated otherwise: • Proposed Site Plan Drg. No. 23089-HL-ZZ-ZZ-DR-A-1601-D2 rev. P09 • Proposed Site Fencing Plan Drg. No. 23089-HL-ZZ-ZZ-DR-A-2301-D2 rev. P05 received 15/11/2024 • Lighting Layout Drg. No. 30529-HYD-VJ-ZZ-DR-E-9003 Rev. T04 received 02/10/2024 • Proposed Masterplan Existing and Proposed Site Sections Drg. No. 23089-HL-ZZ-ZZ-DRA-2300-S2 Rev. P02 • Proposed Masterplan Modular Office - Elevations Drg. No. 23089-HL-01-ZZ-DR-A-2100-D2 Rev. P05 • Proposed Masterplan Modular Office - Roof Plan Drg. No. 23089-HL-01-ZZ-DR-A-2001-D2 Rev. P06 • Proposed Masterplan Modular Office General Arrangement Drg. No. 23089-HL-01-ZZ-DRA-2000-D2 Rev. P06 • Proposed Roof Plan - Salt Barn Drg. No. 23089-HL-02-01-DR-A-2001-S4 Rev. P03 • Proposed Elevations - Salt Barn Drg. No. 23089-HL-02-ZZ-DR-A-2100-S4 Rev. P03 • Level 00 Plan - Salt Barn Drg. No. 23089-HL-02-00-DR-A-2000-S4 Rev. P03 <u>Planting strategy drawings:</u> • Planting Strategy Drg. No. HDV-COL-ZZ-XX-DR-L-5001 Rev. P05 • Planting Proposals (1 of 2) Drg. No. HDV-COL-ZZ-XX-DR-L-5002 Rev. P01	The development shall be carried out in accordance with the approved plans as detailed below, all received 05/08/2024 unless expressly stated otherwise: • **Proposed Site Plan Drg No. 23089-HL-ZZ-ZZ-DR-A-1601-D4-C02** • **Proposed Site Fencing Plan Drg. No. 23089-HL-ZZ-ZZ-DR-A-2301-D2-C02** • **Lighting Layout Drg. No. 30529-HYD-VJ-ZZ-DR-E-9003 Rev. C02** • Proposed Masterplan Existing and Proposed Site Sections Drg. No. 23089-HL-ZZ-ZZ-DRA-2300-S2 Rev. P02 • Proposed Masterplan Modular Office - Elevations Drg. No. 23089-HL-01-ZZ-DR-A-2100-D2 Rev. P05 • Proposed Masterplan Modular Office - Roof Plan Drg. No. 23089-HL-01-ZZ-DR-A-2001-D2 Rev. P06 • Proposed Masterplan Modular Office General Arrangement Drg. No. 23089-HL-01-ZZ-DRA-2000-D2 Rev. P06 • **Proposed Roof Plan – Salt Barn Drg 23089-HL-02-ZZ-DR-A-2001-S4-P04** • **Proposed Elevations - Salt Barn Drg 23089-HL-02-ZZ-DR-A-2100-S4-P04** • **Level 00 Proposed Plan – Salt Barn Drg 23089-HL-02-ZZ-DR-A-2000-S4-P04** <u>Planting strategy drawings:</u> • **Planting Strategy No. HDV-COL-ZZ-XX-DR-L-5001_C03** • **Detailed Planting Proposals (1 of 2) No. HDV-COL-ZZ-XX-DR-L-5002_C03** • **Detailed Planting Proposals and Planting Schedule (2**

Condition 2 Currently Approved Plans	Condition 2 Proposed Plans
• Planting Proposals and Planting Schedule (2 of 2) Drg. No. HDV-COL-ZZ-XX-DR-L-5003 Rev. P01 • Typical Planting Details Sheet One Drg. No. HDV-COL-ZZ-XX-DR-L-4000 Rev. P01 • Typical Planting Details Sheet Two Drg. No. HDV-COL-ZZ-XX-DR-L-4001 Rev. P01 • Drainage Strategy Report (ref. 30529-HYD-02-XX-RP-C-0500 Rev. P03) & its Appendix E <u>Proposed Drainage details, listed below:</u> • Proposed levels Drg. No. 30529-HYD-02-XX-DR-C-2000 rev. P05 • Proposed drainage layout Drg. No. 30529-HYD-XX-XX-DR-C-1000 rev. P06 • Aco channel details Drg. No. 30529-HYD-02-XX-DR-C-1001 rev. P04 • Drainage details Drg. No. 30529-HYD-XX-XX-DR-C-1002 rev. P02 • Flood exceedance plan Drg. No. 30529-HYD-XX-XX-DR-C-1003 rev. P04 • Maintenance plan Drg. No. 30529-HYD-XX-XX-DR-C-1004 rev. P03 • Catchment plan Drg. No. 30529-HYD-XX-XX-DR-C-1005 rev. P03 Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans. In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.	of 2) No. HDV-COL-ZZ-XX-DR-L-5003_C02 • Typical Planting Details Sheet One Drg. No. HDV-COL-ZZ-XX-DR-L-4000 Rev. P01 • Typical Planting Details Sheet Two Drg. No. HDV-COL-ZZ-XX-DR-L-4001 Rev. P01 • Drainage Strategy Report (ref. 30529-HYD-02-XX-RP-C-0500 Rev. P03) & its Appendix E <u>Proposed Drainage details, listed below:</u> • Proposed levels Drg. No. 30529-HYD-02-XX-DR-C-2000 rev. P05 • Proposed drainage layout Drg. No. 30529-HYD-XX-XX-DR-C-1000 rev. P06 • Aco channel details Drg. No. 30529-HYD-02-XX-DR-C-1001 rev. P04 • Drainage details Drg. No. 30529-HYD-XX-XX-DR-C-1002 rev. P02 • Flood exceedance plan Drg. No. 30529-HYD-XX-XX-DR-C-1003 rev. P04 • Maintenance plan Drg. No. 30529-HYD-XX-XX-DR-C-1004 rev. P03 • Catchment plan Drg. No. 30529-HYD-XX-XX-DR-C-1005 rev. P03 Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans. In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

Summary

This NMA is considered to be acceptable and wholly in accordance with S96a and the Planning Practice Guidance (PPG). I trust this provides the information required to validate and approve the application. However, if you require any further information or have any queries on the above, please do not hesitate to contact me.

Yours sincerely,

Hannah Thompson
Senior Planner
DPP