South Tyneside Council

Reference:	250514
Location:	Simonside Youth Centre St Simon Street South Shields NE34 9SD
Ward:	Simonside and Rekendyke
Description:	External cladding
Recommendation:	Grant Permission with Conditions
Case Officer:	Adam Williamson
Case Officer Contact No.:	0191 4247434 or 07741120747

Description of the Site

The application site consists of a Youth Centre / Climbing Wall located on St. Simon Street, South Shields. The building has two flat roofs and is painted grey. A small car park is to the front (northern side). To the west is Monkton Infant School, to the north are the dwellings forming Winskell Road, and to the east are the dwellings forming St. Simon Street.

Description of the Proposal

Planning permission is sought to externally clad the above building to provide better insulation. To facilitate the works, it is proposed to install a galvanised steel support bar secured through the existing roofing to the existing main purlins with self-drilling fasteners. The existing sheeting would be overlaid with a 180mm glassfibre insulation quilt. An external wall sheet, (0.7mm thick x 32mm deep profile), galvanised steel, coated on the weather side with an embossed grey Plastisol PVC coating would provide the external finish.

Relevant Planning History

The relevant planning history of the site is as follows:

ST/1096/18/ADV Advertisement consent sought to display two non-illuminated advertisement panels face fixed to cladding with black screw caps to the west facing side wall. Overall size approx. 8 metres x 6 metres (signs will have a black background, white South Tyneside crest and lettering, including the words "Simonside Climbing Wall"). Approved 14/01/2019

Summary of Consultation Responses

None

Summary of Representations

None received

Relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Development Management Policies Development Plan Document (DPD) 2011.

The following policies and guidance are also relevant to this planning application:

DM1 - Management of Development (A and B)

On 4 March 2025, the Council was directed by the Secretary of State for the Ministry of Housing, Communities & Local Government to submit the South Tyneside Local Plan for examination by 12 March 2025 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Plan has now been submitted and is at the examination stage. Paragraph 49 of the National Planning Policy Framework (2024) states that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Whilst the draft Local Plan is now at a more advanced stage of preparation, the weight that can be given to individual Policies in the Plan varies dependent upon the extent and nature of objections to those Policies. In this regard, it is considered that certain Policies can only be afforded very limited or limited weight whilst others can be afforded significant weight in assessing this planning application. Relevant Policies are as listed below (with text provided after each Policy regarding the weight that officers consider can be afforded to that Policy):

Policy SP1: Presumption in favour of Sustainable Development (limited)
Policy 47- Design Principles (limited)

Given the weighting of the above emerging local plan policies, they are not expressly cited in the planning assessment.

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework

(NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

The key issues in the assessment of this planning application are as follows:
• Design and visual impact; and,
• Impact on residential amenity

Design/Visual Impact

Policy DM1(A) of the South Tyneside LDF seeks to ensure new development is appropriate for the host building. The proposed cladding would not appear alien within the street scene and given its grey colour would not be detrimental to the appearance of the host building. The existing signage would be positioned back in its current location following the installation of the cladding. It is considered that the development proposed is acceptable in scale, design and material in accordance with policy DM1 (A) of the South Tyneside LDF.

Residential Amenity

Policy DM1(B) requires a development to be acceptable in relation to any impact on residential amenity.

Given the nature of the development, it is not considered that the development would result in harm to the amenity of surrounding residents; therefore, it is not considered that the works would be harmful to the amenity of residents to warrant a reason of refusal to this application. The proposals are therefore considered to accord with LDF Policy DM1 (B)

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Conclusion

Having regard for the above it is considered that the proposal would result in no significant harm to the visual or residential amenity of the surrounding areas.

As a result, it is considered that the proposed development complies with all relevant local and national planning policy and guidance. Consequently, this application is recommended for approval.

Recommendation

Grant Permission with Conditions

Conditions

1. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

   As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2. The development shall be carried out in accordance with the approved plan(s) as detailed below

   Proposed Elevations Drg. No. 20-11 received 15/08/2025
   Scheme Design Sections Drg. No. 855n-22a received 15/08/2025

   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.

3. The external materials of the development hereby permitted shall be as stated on the plan Proposed Elevations Drg. No. 20-11 received 15/08/2025 unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

   To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

1 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Case officer: Adam Williamson
Date: 02/10/2025

Authorised Signatory: *G. Simmonette*
Date: 02/10/2025