



NOTICE OF APPROVAL OF RESERVED MATTER(S)
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
(England) Order 2015

Contact Name and Address:

Building Design Northern
FAO Miss Megan Gray
Old Simpson Street
Sunderland
SR4 6DR

Application No: 250659

Date of Issue: 06/02/2026

In pursuance of their powers under the above mentioned Acts, South Tyneside Council as Local Planning Authority hereby **APPROVE RESERVED MATTER(S)** for the following:

Proposal: Reserved Matters Application for the access, appearance, landscaping, layout & scale of beach huts, retail pods, wc's, office, waste store & landscaping as approved under outline application ST/0689/23/OUT.
Location: Site Of Former Frankies Ph, South Promenade, South Shields, NE33 2LD

SUBJECT TO THE FOLLOWING CONDITION(S) AND REASON(S):

- 1 The development to which this permission relates must be commenced not later than 2 years from the date of this permission.

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Proposed Ground Floor Plan Drg No 1627-BDN-XX-00-DR-A-(05)3012 Rev P1 received 23.10.2025
Proposed Roof Plan Drg No 1627-BDN-XX-XX-DR-A-(05)3013 Rev P2 received 06.02.2026
Proposed Site Elevations Drg No 1627-BDN-XX-XX-DR-A-(05)3021 rev P2 received 06.02.2026
Proposed Site Plan Drg No 1627-BDN-XX-XX-DR-A-(05)3011 Rev P1 received 23.10.2025
Proposed Elevations Drg No 1627-BDN-XX-XX-DR-A-(05)3029 Rev P1 received 23.10.2025
Proposed Bin Store Drg No 627-BDN-XX-XX-DR-A-(05)3030 rev P1 received 06.02.2026
Proposed Pedestrian Access Drg No 1627-BDN-XX-XX-DR-A-(05)3023 Rev P1 received 23.10.2025
Proposed Vehicle Access Plan Drg No 1627-BDN-XX-XX-DR-A-(05)3024 rev P3 - received 29.01.2026
Proposed Landscaping Plan Drg No L1262-ONE-ZZ-XX-DR-L-0201-revision P02 received 29.01.2026

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 surfaces of the development hereby permitted shall be as set out the plans as listed in condition 2 pursuant to this decision, and the submitted application form.

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

- 4 Prior to the first use of the development hereby permitted, the soft landscaping as detailed on drawing number L1262-ONE-ZZ-XX-DR-L-0201-revision P02 received 29.01.2026, shall be completed in accordance with the approved details.

Any such landscaping, which within a period of 5 years of planting, dies, is removed, or becomes seriously damaged or diseased, shall be replaced with landscaping of a similar size and species not later than the next planting season after the loss or damage has occurred (unless otherwise agreed in writing by the Local Planning Authority).

To ensure a satisfactory standard of development in the interests of visual amenity and ecology in accordance with Policy DM1 and EA3 of the South Tyneside Local Development Framework.

- 5 The development hereby permitted shall not be occupied unless and until covered and secure cycle parking has been provided within the application site in full accordance with siting and specification details submitted to and approved in writing by the Local Planning Authority. Thereafter, such cycle parking shall remain in place and be available for such use at all times.

To promote sustainable transport choices in accordance with South Tyneside Local Development Framework Policy A1, the Council's SPD6 Parking Standards and the NPPF.

- 6 Prior to the first use of the development hereby approved, a scheme of external lighting for the development shall be installed in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, such external lighting shall remain in place for the lifetime of the development hereby permitted.

In the interests of both visual amenity and prevention of crime in accordance with South Tyneside Local Development Framework Policies DM1.

- 7 Prior to the first use of the development hereby approved, the courtyard area encompassed by the approved buildings shall be secured by means of enclosure that are in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, such means of enclosure shall remain in place for the lifetime of the development hereby permitted.

In the interests of both visual amenity and prevention of crime in accordance with South Tyneside Local Development Framework Policies DM1.

NOTES TO APPLICANT:

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF (National Planning Policy Framework).

1 NOTE TO APPLICANT

The applicant's attention is drawn to the conditions attached to the grant of outline planning permission (reference: ST/0689/23/OUT) and the requirements contained therein, including conditions requiring formal discharge.

A Inch

Andrew Inch
Senior Manager Planning

Your attention is drawn to the attached schedule of notes which form part of this notice

NOTES

- 1 This certificate is issued under the Town and Country Planning Acts, Regulations and Orders and does not constitute a permission, approval or consent by South Tyneside Council for any other purpose whatsoever. Applications must therefore be made to the appropriate Departments of the Council for any other permission, approval or consent (including Building Regulations approval or approval of South Tyneside Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development.
- 2 You may also require permissions, approvals or consents under other legislation, or from bodies other than South Tyneside Council. This could include works affecting a public sewer, gas main, or electricity line, works within the adopted highway, works affecting a public right of way, property covenants, legislation relating to disabled persons, land drainage consent, waste management consent, scheduled monument consent or works affecting protected habitats or species.
3. Any non-material change to the approved plan(s) that form part of this permission would require the submission of an application for a non-material change under section 96A of the Town and Country Planning Act 1990. Whether changes to a proposed development are considered non-material is a matter for Planning Authority discretion.
- 4 The approved development should be implemented in strict compliance with all of the planning conditions, and in particular any which require details to be approved prior to the commencement of the development. Failure to do so may result in any commencement of development being unauthorised, which could be liable to enforcement action.
- 5 If you wish to change, or not comply with, any of the planning conditions attached to the permission, then you will need to submit a new application for planning permission under section 73 of the Town and Country Planning Act 1990. This does not affect your statutory rights of appeal against any of the planning conditions. This includes if you wish to not comply with a condition attached to a permission which details the approved plan(s), so as to make a minor material change to the approved plan(s). A minor material change is defined as one whose scale and nature results in a development that is not substantially different from that which has been approved.
- 6 Your attention is drawn to your responsibilities under the Chronically Sick and Disabled Persons Act 1970 and the Disability Discrimination Act 1995 relating to disabled persons, to ensure that adequate attention has been paid to their needs. If the proposed development involves new or existing buildings to which the public are to be admitted, or offices, shops, railway premises, factories or educational buildings, provision should be made for the means of access, parking and sanitary conveniences to meet the needs of disabled people. In addition, appropriate signposting of the facilities should be provided. In carrying out these statutory obligations your attention is drawn to the "Code of Practice for Access for the Disabled to Buildings" (BS5810:1979). You are advised to seek professional advice to ensure that you meet your legal obligations under the Disability Discrimination Act 1995, especially with regard to Part III thereof.

APPEALS TO THE SECRETARY OF STATE

7 Only the applicant possesses the right of appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice unless:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference no. if applicable], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals should be made online via [Appeal a planning decision](#). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at [Make an appeal to the Planning Inspectorate and associated guidance](#).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

PURCHASE NOTICES

- 8 If permission to develop land is granted subject to conditions, whether by South Tyneside Council as local planning authority or by the Secretary of State for Communities and Local Government, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council, requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.