

Planning Justification Statement

To include Design and Access Considerations.

Location: - 313. PRINCE EDWARD ROAD. SOUTH SHIELDS. NE34 7LZ.

Proposal:- Change of Use from A1 Retail (Card Shop) to that of a Health Food Shop-Deli Shop.

Applicant: - Mr Darren Draco, 11 Edgmond Court. Hollycarside. Sunderland. SR2 0DX.

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Introduction: - This Planning Justification Statement has been produced to support the Planning Application for the proposed Change of Use of 313. Prince Edward Road. South Shields. NE34 7LZ from a Card Shop to that of a Health Food Shop-Deli Shop.

These premises have been vacant for a while now with the existing shopfront roller shutter door in place in all this time which is very undesirable and gives the appearance of a “dead” inactive shop premises.

Small relatively isolated retail outlets such as this highly specialist kind are not viable because most of the residents shop at the large covered shopping complexes with low pricing and a wider range of products made being available below one roof and all with free parking facilities. These Supermarkets themselves were approved by their Local Planning Authorities and they are emptying the High Street. That is not the fault of the applicant whose only available options for the opening of this shop unit are directly affected by the impact of modernisation and globalisation.

New uses have to be found for shop units such as this one and this proposed use would serve the local community much better than another Vape or Charity Shop.

Immediately to the East of 313. Prince Edward Street we have an existing Vape Shop, a Save The Children Charity Shop, a Papa John’s Pizza Outlet and Boots the Chemist. Where on the West side we have The Derby Public House, Superdrug, a Turkish Barber Shop and a Sun Bed outlet.

Site Description.

313 is located mid-terrace along Prince Edward Road almost directly opposite the residential street of Corse Avenue. This lock-up shop is a mid-terraced premise with an extensive rear back yard and Bin Storage area to the rear and a concrete car hardstanding area adjacent to the rear lane of the property.

The ground floor has a retail area of approximately 60 m2 giving a total ground floor space in the region of 70 m2. The first floor of these consists of a self-contained lease holder living accommodation with access limited to the front street only.

The front ground floor of these premises has been unoccupied for quite a while and there are fixtures and fittings plus there are many wall mounted features shelving units relative to its previous occupation.

The front roller shutter door is permanently in the closed position giving this part of the street a very undesirable look and the appearance of a “dead” inactive shop premises.

Planning History.

The Planning Records of occupation of these premises are available on The Local Authorities Excellent Public Access Website and they are as follows: -

ST/0183/92/DM: New Shopfront to the Shop Premises. Received 02 March 1992 & subsequently Approved.

ST/0764/92/DM: Storage Container to the rear of the Shop Premises. Received 18 September 1992 & subsequently Rejected.

Appraisal of local Planning Policy.

These premises were first visited on the 1th of September 2025 by myself to find the front shop unoccupied. There was no overhead electricity lighting on at the time but I was supplied with suitable floor and elevational plans by the present owner.

I advised my client of past Planning failures in the light of their adoption of The Supplementary Planning Document (SPD) which concerns itself in dealing with unhealthy lifestyles and child obesity problems via Planning Legislation. The closest school is well over half a kilometre away from these premises with the pupil's not being allowed off the school's premises during break times.

Further Input

The proposed shop opening times would be Monday – Saturday: 7am – 3pm. The shop would be closed on Mondays except Bank Holiday Mondays where the opening hours would match those of the weekend opening times.

All of the above times are open for further discussion with the relevant authorities if considered beneficial to a positive outcome of the planning process.

The staffing levels would consist of 4 permanent staff members employed from the local area if possible. Also, will be taking on school leavers as Saturday staff who would be trained through the current level 2 and level 3 of basic food hygiene legislation and cleanliness.

The applicant would be responsible for taking out the necessary contractual arrangements with specialised local companies for cleaning and de-greasing all the cooking and food preparation areas together with the waste and drain pipes and the filtration systems. That would also include the collection and recycling (where possible) of all waste products and litter. The local authority cleansing department would be given the first opportunity to offer a quote for their services.

The applicant would provide their own in-house litter collection containers within their shop and also canvass the Local Authority's Cleansing Department in providing Litter Bins outside the shop as being part of the Street Furniture. Part-time Staff would be encouraged to carry out a litter patrol in the local area when the shop closes at the end of each afternoon and evening.

This being a proposed health food shop the Applicant's menu would only consist of the following options to be consumed on or off the premises.:

Healthy Breakfasts to include Akai Bowls, Overnight Oats, Selected Smoothies, Poached Egg or Avocado on Toast, or a Grilled Breakfast. For Lunch the choices would include a Full Salad Bar, Jacket Potatoes with a choice of fillings, Pasta Bowls aimed to be high in Protein, Protein Balls and Vegan Cakes with Paninis also being made available. The applicant would also be tapping in to the Meal Prep for people on the go who have not got the time to Prep their own Meals. And they would be prepared to listen to their regular customer's individual food/dietary preferences and requirements at all times.

The removal of the existing front roller shutter door together with the proposed change of use of this existing mid-terraced building would assist in bringing a disused retail unit back into occupation which would have a positive benefit in the vibrancy and commercial offering along this part of Prince Edward Road. There are no policies against proliferation and a new shop such as this would provide competition which is all in line with government policy.

The existing property currently offers fairly level access from the main pedestrian street. Any internal alterations/improvements will also take into account the accessibility of staff and their customers.

Parking and Highway Safety was assessed on the previous Change of Use Application where the Manager of New Developments recommended Approval. The Applicant would use the rear entrance of the shop to receive deliveries at all times to reduce any potential traffic congestion on the front street which would have a marked effect on the volume of vehicular traffic visiting or parking in the vicinity of the shop.

Ductwork Extraction/Filtration.

Please find attached a copy of the detailed information as supplied by the Specialist Contractor A,B and C Solutions Limited.

These consist of a 323 KB Specification Storyboard concerned with ductwork and extraction ventilation.

A 210 KB Planning Guidance Report and a 60 KB Proposed Ductwork Run Pictorial Layout.

Bins/Refuse Collection.

The position of the wheelie bins are not shown on the appropriate drawings.

for consideration for the Signage for the Shop.

Access.

This shopping Centre was designed at the outset to be user friendly for the Semi and Fully Ambulant Members of the public with extra wide entrance doors and low threshold access points. There is ample disabled parking available with easy access throughout the centre. There are also a number of regular bus services to and from neighbouring towns such as Jarrow, Boldon, South Shields and of course to The Tyne Tunnel.

Conclusions.

The proposed change of use would assist in bringing a disused retail unit back into occupation which would have a positive benefit in the vibrancy and commercial offering along Archer Street.

The proposed shop would be simple in appearance with both traditional and modern features which represent a development which is looking forward in terms of energy efficiency and sympathetic design features which are not alien to the design features of this shopping centre itself.