South Tyneside Council

LPAs Suggested Planning Conditions

Planning Inspectorate Ref.	6006432
South Tyneside Council Ref.	250805
Appeal by:	Maine Blueprints
Site address:	10 Belle Vue Crescent, South Shields

The Local Planning Authorities [LPAs] comprehensive list of planning conditions which it considers should be imposed if [the appeal is allowed and] planning permission is granted.

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

Existing and Proposed Site Plans Drg. No. 004 received 23/12/2025
Proposed Plans Drg. No. 003 Rev. 1 received 18/02/2026

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 HMO use hereby permitted shall be limited to a maximum occupancy at any one time of six persons and the provision of 6 no. bedrooms as shown on the drawings as listed in condition 2.

In order to both define and limit the number of bedrooms and occupants authorised for the use hereby permitted in the interests of local amenity and highways safety, in accordance with the NPPF and South Tyneside LDF Policy DM4.

4. The HMO use hereby approved shall not commence until bin storage for that use has been provided within the application site in full accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, such bin storage shall be available for use at all times and shall be retained in perpetuity thereafter in accordance with those approved details.

To safeguard the amenity of the future residents in accordance with South Tyneside Local Development Framework Policy DM1(B).

5. The HMO use hereby approved shall not commence until covered and secure cycle parking for a minimum of 8no. cycles has been provided within the application site in full accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, this approved cycle parking shall be available at all times and shall not be used for any purpose other than the parking of cycles associated with the use.

To ensure cycle parking is accommodated within the site and retained available for use, in the interests of highway safety and promoting sustainable transport choices, in accordance with the NPPF and policy DM1 (G) of the South Tyneside LDF and SPD6 parking standards.

6. No construction or associated works or deliveries of materials shall take place outside the hours of 8am - 6pm Monday to Friday and 9am - 1pm Saturdays and no such works or deliveries shall be carried out at any time on Sundays or Public Holidays.

To safeguard the amenity of the nearby residents in accordance with South Tyneside Local Development Framework Policy DM1(B).

N.B. The LPAs suggested conditions, as shown above, match those that were included in the officer report to planning committee.