



South Tyneside Council

Reference:	260015
Location:	Middlefields Depot - Main Depot Building Middlefields Industrial Estate Heddon Way South Shields NE34 0NT
Ward:	Simonside and Rekendyke
Description:	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 14, Class J
Recommendation:	Prior Approval Required & Given SPVPN
Case Officer:	Garry Simmonette
Case Officer Contact No.:	0191 4247426 or 07741126918

Description of the Site and the Proposal

This application is for a determination as to whether prior approval is required under Schedule 2 of Part 14 Class J of the Town and Country Planning (General Permitted Development) (England) Order 2015 ["the GPDO"], for the proposed installation of solar photovoltaic equipment on the roof of the main depot building within the Middlefields depot.

Summary of Representations

The application was publicised by neighbour letters and a site notice (alongside being available online).

No representations have been made.

Relevant planning history

There is no planning history considered to be directly relevant to this prior approval application.

Assessment

The GPDO sets out that this type of prior approval application is assessed solely in regard to:

- The design or external appearance of the development, in particular the impact of glare on occupiers of neighbouring land.

The GPDO also includes that the NPPF, so far as relevant to the subject matter of the prior approval, may be had regard to.

The solar panels would be situated on the roof of the building, which is set within the wider Council's Middlefields Depot. There is landscape screening to the north, east and west of the overall council depot and prior to any surrounding uses beyond.

To south of the depot are other industrial units (on Heddon Way). To the east of the depot (beyond the landscape screening) are some small employment uses (situated at a lower ground level). Further to the east and on the opposite side of Hudson Street is residential development. To the west the depot (beyond the landscape screening) is a rail line (serving Port of Tyne) and then industrial units at Elswick Way.

The design and external appearance of the proposed PV panels are considered to be acceptable, within the visual context as described above.

Nor is there considered to be any materially harmful impacts in terms of impact of glare on occupiers of neighbouring land, given that visual context and where those neighbouring occupiers are located within it relative to the proposed PV panels.

Conclusion

It is considered that given the nature and scale of the proposed PV, prior approval is required. However, it is considered that the submitted details of the design and external appearance of it are acceptable (and would not be contrary to the NPPF, in so far as it is relevant to this prior approval). It is therefore recommended that although prior approval is required, it is hereby approved.

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.

Recommendation

Prior Approval Required & Given SPVPN

List of plans etc. for standard note on decision

Application form received 06/01/2026
Existing & proposed elevations drawing 06/01/2026
Proposed site plan 06/01/2026

Case officer: Garry Simmonette

Signed: *G. Simmonette*

Date: 11/02/2026

Authorised Signatory: Seán Gallagher

Date: 12/02/2026