



## South Tyneside Council

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|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>                | 260122                                                                                                                                                                                                                            |
| <b>Location:</b>                 | 26 Bedesway, Jarrow, NE32 3EG                                                                                                                                                                                                     |
| <b>Ward:</b>                     | Bede                                                                                                                                                                                                                              |
| <b>Description:</b>              | Application for Prior Approval under Schedule 2 Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 for proposed demolition of derelict industrial building including workshop space and offices. |
| <b>Recommendation:</b>           | Prior approval required and given                                                                                                                                                                                                 |
| <b>Case Officer:</b>             | Casey Scott                                                                                                                                                                                                                       |
| <b>Case Officer Contact No.:</b> | 0191 4246780 or 07442 655446                                                                                                                                                                                                      |

### **Description of the Site and Proposal**

Before exercising a permitted development right to demolish a building under Part 11 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ["the GPDO"], the developer is required to apply to the Local Planning Authority for a determination of whether the prior approval of the authority will be required as to the method of the proposed demolition and any proposed restoration of the site.

The application site is the building 26 Bedesway, which is located in Jarrow. The detached building comprises of a derelict industrial building including workshop space and offices.

Submitted details state that the proposed demolition would be carried out by progressive demolition by long reach 360 degree machine with cab protection and demolition attachments. Masonry and concrete arisings will be crushed to generate recycled aggregate.

Following the demolition of the buildings, the site would be left in a tidy, safe and flat condition with a capping layer of recycled aggregate to protect subsoils where the building and hard standings have been removed.

Two informatives have been added to the decision notice to provide advice to the applicant regarding bats and nesting birds, should they be present during the demolition.

As required by the GPDO, the applicant was required to erect the appropriate site notice informing the public of the proposed demolition works. A copy of the site notice was submitted with the application, and photographs of the site notices (dated 27.02.2026) have been submitted with the application. The case officer also viewed notices on site on the 31.03.2026. It is therefore considered that the application has been appropriately publicised.

## **Summary of Consultation Responses**

No responses received

## **Summary of Representations**

No responses received.

## **Assessment**

Part 11 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended) outlines the need for an applicant to apply to the Local Planning Authority for a determination of whether its prior approval will be required for the proposed method of demolition and any proposed restoration of the site. This gives the Local Planning Authority the means of regulating the details of demolition to minimise the impact on local amenity. This procedure does not allow for the consideration of the principle of demolition or the loss of the buildings, merely the methods of demolition and site restoration.

The proposed method of demolition would be appropriate given the scale of the building. The proposed method of site restoration would also be acceptable, leaving the site in a tidy condition.

It is considered that given the nature and scale of the proposed demolition work that prior approval is required. However, it is considered that the proposed method of demolition and site restoration would be acceptable. 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 Page 3 of 3 interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **Recommendation**

Prior Approval Required & Given (and with the following conditions being included on the decision notice):

- 1 The demolition is carried out within five years of the date of this decision. As required by Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 2 The demolition is to be carried out in accordance with the submitted details, as included within application form received 03.03.2026 the building as identified in the following plan: Drg no. SK01 Site Location Plan – received 17.03.2026.

## **Informatives**

1. Should a bat or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

All British bats are protected by both UK and European derived legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not.

2. Activities which may affect nesting birds must be organised and timed to avoid the bird breeding season which is March to August inclusive. Failure to do so may result in an offence being committed, regardless of planning consent, and could lead to prosecution under the Wildlife and Countryside Act 1981. If works are undertaken within the bird breeding season it is recommended that this is preceded by a bird nesting check by an experienced ecologist.

Under UK legislation it is an offence to intentionally or recklessly disturb, damage or destroy an active birds nest. An active nest is one which is in the process of being built or contains eggs / chicks.

## **Plan references**

Application form – received 03.03.2026.

Drg. no SK01 Site Location Plan – received 17.03.2026.

**Case officer: Casey Scott**

**Signed: C.Scott**

**Date: 08.04.2026**

**Authorised Signatory: Helen Lynch**

**Date: 09/04/2026**