



South Tyneside Council

item 2

Planning Committee Minutes

9 March 2026

Present: Councillors: S. Dean (Chair), Brenen, Davies, P. Dean, Ford, Hamilton, Keegan, Kennedy, N. Maxwell, McHugh, Porthouse, Proudlock, T. Roberts, J. Welsh.

Apologies: Councillors: Owens-Palmer & Curtis

Also in Attendance:

Geoff Horsman (Team Manager - Development Management), Andrew Inch (Senior Manager-Planning), Sean Gallagher (Senior Planning Officer), Samantha Gallagher (Planning Officer), Nick Graham (Planning Officer), Garry Simmonette (Senior Planning Officer), Emma Thomas (Planning Officer) John Rumney (Corporate Lead Legal and Governance and Deputy Monitoring Officer), & Sean Allen (Democracy Support Officer)

1. Declarations of Interest

250745 - Hebburn Town Football Club - Cllr Kennedy declared a Personal interest due to a Relative that holds a position on the board of Hebburn FC. He left the meeting and didn't partake in the discussion or decision.

2. Minutes

The Minutes of the 9 February 2026 were agreed as a true record by the members.

Resolved: Minutes Agreed

3. Planning Applications

Submitted: Report of the Director of Place Strategy

The Committee considered the schedule of applications received for planning permission. It comprised the following:

- **260003 – South Tyneside College, St.George's Avenue, South Shields NE34 6ET**
- **250745 – Hebburn Town FC, South Drive, Hebburn NE31 1UN**
- **250805 – 10 Belle Vue Crescent, South Shields NE33 4RD**
- **250772 – 195 Albert Road, Jarrow NE32 5RS**
- **250776 – 410/412 South Eldon Street, South Shields NE33 5SY**
- **250794 – 6 Victoria Road East, Hebburn NE31 1XQ**
- **250408 – Former MH Southern Site, Church Bank, Jarrow NE32 3DZ**

Resolved: That the applications for planning permission be dealt with as outlined in Appendix 1 of these minutes.

4. Schedule of Planning Appeals

Submitted: Report of the Director of Place Strategy

The report contained a schedule of planning appeals. The Officer provided the Committee with an update on each of the appeals in the schedule with particular emphasis on those cases where a decision had been made.

Resolved: That the report be noted.

5. Chair's Urgent Items

There were no chairs urgent items.

APPENDIX 1

Application Number and Address: 260003 South Tyneside College St Georges Avenue South Shields NE34 6ET	Applicants: Miller Homes
Proposal: Application under Section 73 of the Town & Country Planning Act 1990 concerning previous planning permission reference ST/0676/23/FUL granted for the demolition of existing buildings and the erection of up to 260 dwellings to vary conditions 1, 2, 6, 8, 16, 17, 22, 24, 26,27,33 and 35 of that permission in respect of an amended scheme for 198 dwellings.	
Declarations of Interest: None	
List of Speakers: D Brown (Objector) C Porter (Objector) J Temple (Objector) J Ridgeon (Agent)	
<u>Decision:</u> Minded to grant planning permission	
Any Additional comments on Application A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals. The Planning Officer delivered a presentation to the committee outlining the contents of the report. It was noted that this application was to amend the conditions on the existing agreed application for 260 homes to be built and that even if this application was rejected, that original application remained in effect. D Brown spoke in objection to the application noting that the location of the entrances didn't seem suitable. There would be a loss of visitor parking on Grosvenor Road and they suggested that easternmost access to the site on Grosvenor Road should be re-sited so that it formed a cross roads with Grosvenor Drive. The officer noted that highways had no objections to the proposed access arrangements and that cross roads were generally considered problematical in terms of highway safety. C Porter spoke in objection to the application noting that they believed the original application should not have been allowed due to mis-information and that they were concerned that work had already started even though the application hadn't been agreed.	

It was noted by the officer that some site preparation works could be undertaken without planning permission being required from the Council.

J Temple spoke in objection to the application, noting that as the Chair of the friends of Westoe Conservation Area, they were concerned about the lasting impact to the area. While they appreciated the revised application reducing the number of homes and saving more trees, they still believed it was oversaturation of the area and there was concern that there was no affordable housing, small dwellings or bungalows. They noted that more trees could be saved if the plans were reviewed again and that high standards in keeping with the Conservation Area were needed regarding boundary treatments and house type designs. They were also concerned about construction work impacts and the impact of the proposals on local infrastructure. The officer noted that the need for a specific capital receipt from sale of the site to contribute towards the construction costs of the college's new South Shields town centre campus meant that no affordable homes could be offered.

J Ridgeon spoke as the agent and in favour of the application. It was noted that work had been carried out with the officers to try and save as many trees as possible. They noted more on site parking was part of their plan which would minimise the impact to local residents and would be happy to work with the ward councillors, keeping them informed as much as possible so they were able to be involved and keep the residents informed as well while the build occurred.

A Member spoke noting the increased tree retention and also the fact the Section 106 obligations would be retained from the original application however they were concerned with the 'cookie cutter' homes adjacent to a conservation area that wouldn't be in keeping with the local dynamic, they were also concerned about the lack of Biodiversity Net Gain and affordable housing. The officer noted the BNG was in line with the requirements that existed when the original application was under consideration.

A Member raised the request from a 3rd party to the Secretary of State for the application to be called-in and believed the application should be paused pending that outcome. The officer noted this and stated that in light of this call-in request the decision for the committee was to decide if they were to be minded to grant permission, subject to the Secretary of State reviewing the application. They noted that if the Secretary of State did call in the application, then decision-making on the application would fall to the Secretary of State.

The Member noted that they felt the original application was based on rocky information The BNG secured was poor and the Section 106 obligations would not benefit the local area. The proposal would result in more traffic to the local area, although it was acknowledged that more trees were now being retained than previously. They noted that they felt like their hands were tied as rejecting this latest application would mean that the previously approved application with more tree loss and more houses would be progressed.

Another member echoed the concerns that their choice was either agree this new application or be left with the previously approved application progressing which would be more harmful. They noted the lack of smaller homes and affordable homes and increased traffic, being tied to the need for funds was disappointing and noted they would have liked to change the housing mix via conditions, but understood that wasn't something within the remit of the committee.

It was proposed by Cllr Proudlock and seconded by Cllr McHugh that the application be approved. A vote was carried out with members voting 12 in favour, 0 against and 1 abstention that they were minded to grant permission, subject to the Secretary of State not wishing to call-in the application for their own determination and authority was granted to the Senior Manager – Planning to issue the decision notice granting planning permission subject to the below conditions (as specified also in the agenda report) should the Secretary of State decide not to call-in the application (and subject to any minor drafting or typographical amendments to those conditions being delegated to the Senior Manager – Planning, if necessary).

1	The development to which this permission relates must be commenced not later than the 30 June 2028. 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 hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans (with the exception of the matter referenced in condition 37 below): 1483-MIL-P-10.01E - Site Layout received 20.02.26 1483-MIL-P-10.02E - Boundary Treatment Plan received 24.02.26 1482-MIL-P-50.01 Boundary Treatment Elevations received 06.02.26 1483-MIL-P-10.04D - Phasing Plan received 20.02.26 1483-MIL-P-10.06D - Management Plan received 20.02.26 1483-MIL-P-10.05D – Character Area Plan received 20.02.26 1483-MIL-P-40.01A Site Sections received 20.02.26 1483-MIL-P-10.07 Tree Status Plan received 20.02.26 1483-MIL-Schedule received 20.02.2026 Double Garage (2019-Double) received 20.02.26 Double Garage (2019-Shared) received 20.02.26 Single Garage (2019) received 20.02.26 6060-99-01 South Tyneside College - Landscape Masterplan – Rev A received 20.02.26 QD2438-00-00-B-Drainage Strategy received 20.02.26 QD2438-00-01-B-Strategy Engineering Layout received 20.02.26 QD2438-00-02-B-Strategy External Levels Sheet 1 received 20.02.26 QD2438-00-03-B-Strategy External Levels Sheet 2 received 20.02.26 QD2438-00-04-B-Strategy External Levels Sheet 3 received 20.02.26 QD2438-00-05-B-Strategy External Levels Sheet 4 received 20.02.26 QD2438-00-06-B-Strategy Longsections Sheet 1 received 20.02.26 QD2438-00-07-B-Strategy Longsections Sheet 2 received 20.02.26 QD2438-40-01-A Vehicle Tracking received 20.02.26 QD2438-40-02-A Swept Path Drawing received 20.02.26 QD2438-00-08 Exceedance Flow Paths received 20.02.26 QD2438-00-20 B Junction Visibility Splays received 20.02.26 QD2438-00-09 SuDS Basin General Arrangement received 26.02.26 QD2438-00-10 Permeable Paving Plan received 26.02.26 QD2348 SW East 05 02 26 received 20.02.26 QD2348 SW West 05 02 26 received 20.02.26

	ARB/CP/3851/AIP_Rev3 – Arboricultural Impact Plan received 20.02.26
	1482-MIL-30.13-Kingford Housetype Elevations Urban received 06.01.26
	1482-MIL-30.13-Kingford Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.13-Kingford Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.12-Bamford Housetype Elevations Urban received 06.01.26
	1482-MIL-30.12-Bamford Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.12-Bamford Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.11-Denford Housetype Elevations Urban received 06.01.26
	1482-MIL-30.11-Denford Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.11-Denford Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.10-Faverwood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.10-Faverwood Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.10-Faverwood Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.09- Crosswood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.08-Winwood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.08-Winwood Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.08-Winwood Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.07-Beauwood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.07-Beauwood Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.07-Beauwood Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.06-Cherrywood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.06- Cherrywood Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.06-Cherrywood Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.05-Kirkwood Housetype Elevations Urban received 06.01.26
	1482-MIL-30.05-Kirkwood Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.04- Clarkston Housetype Elevations Urban received 06.01.26
	1482-MIL-30.04- Clarkston Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.04-Clarkston Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.03-Linton Housetype Elevations Urban received 06.01.26
	1482-MIL-30.03-Linton Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.03-Linton Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.02-Hampton Housetype Elevations Urban received 06.01.26
	1482-MIL-30.02- Hampton Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.02-Hampton Housetype Elevations Green Edge received 06.01.26
	1482-MIL-30.01-Calderton Housetype Elevations Urban received 06.01.26
	1482-MIL-30.01-Calderton Housetype Elevations Heritage received 06.01.26
	1482-MIL-30.13-Kingford Housetype Elevations Urban Render received 20.02.26
	1482-MIL-30.12-Bamford Housetype Elevations Urban Render received 20.02.26
	1482-MIL-30.11-Denford Housetype Elevations Urban Render received 20.02.26
	1482-MIL-30.10-Faverwood Housetype Elevations Urban Render received 20.02.26
	1482-MIL-30.09- Crosswood Housetype Elevations Urban Render received 20.02.26

	1482-MIL-30.08-Winwood Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.07-Beauwood Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.06-Cherrywood Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.05-Kirkwood Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.04- Clarkston Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.03-Linton Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.02-Hampton Housetype Elevations Urban Render received 20.02.26 1482-MIL-30.01-Calderton Housetype Elevations Urban Render received 20.02.26 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	No dwelling shall be occupied unless and until infrastructure in respect of refuse storage and collection for that dwelling have been provided in full accordance with the approved plans. In the interests of visual amenity in accordance with Policy EA5 of the South Tyneside LDF and the NPPF.
4	No dwelling hereby permitted shall be occupied unless and until vehicle and pedestrian access from St.George's Avenue or Grosvenor Road to that dwelling has been constructed up to binder course level with gullies set level with the temporary running surface and in accordance with the site layout shown on the approved plans and prior to the first occupation of any plots in phases 2 or 3 such access provision shall include the footpath/cycleway connection to Sylverton Gardens and prior to the first occupation of any plots in phase 3 such access provision shall include the footpath/cycleway connection to Westoe Drive. Thereafter those vehicle and pedestrian access routes shall remain in place at all times and shall be fully surfaced in accordance with details (which shall include surface details and delivery timescales) to be submitted to and approved in writing by the Local Planning Authority. In the interests of highway and pedestrian safety until the final road surface is completed in accordance with Policies A1 and DM1 (G,H) of the South Tyneside LDF and the NPPF.
5	No dwelling shall be occupied unless and until allocated car parking spaces have been provided for that dwelling and also all visitor car parking on any access roads in that phase which have been constructed up to at least binder course

	levels at that time and which comprise part of a route from St.George's Avenue and/or Grosvenor Road to that dwelling in full accordance with the locations shown on the approved plans. Thereafter all such car parking shall remain in place and be available for such use at all times. In the interests of highway and pedestrian safety until the final road surface is completed in accordance with Policy DM1 (G,H) of the South Tyneside LDF, the Council's SPD6 Parking Standards and the NPPF.
6	No dwelling shall be occupied unless and until cycle parking for that dwelling within either an integral garage or a garden shed has been provided in full accordance with approved drawing 1483-MIL-P-10.01E - Site Layout received 20.02.26 unless otherwise approved in writing by the Local Planning Authority. Thereafter any cycle parking provided in respect of any dwelling shall remain in place and be available for use at all times. In the interests of promoting sustainable transport choices in accordance with Policies DM1(H,J), the Council's SPD6 Parking Standards and the NPPF.
7	No dwelling shall be occupied unless and until specification details in respect of the following off-site highway works and a timetable for implementation of these works (specified in terms of the number of dwellings that can be occupied before any such off-site highways work is implemented in full) has been submitted to and approved in writing by the Local Planning Authority: a) Construction of new estate road access/junctions with St.George's Avenue and Grosvenor Road including provision for cyclists to access/egress to/from Grosvenor Road carriageway relating to the new cycle route connections shown on the site layout; b) New/amended traffic calming measures on Grosvenor Road and St Georges Avenue along the frontages of the development site, together with associated works; c) Provision of a section of footway along Sylverton Gardens access road to link with the existing footway network and bus stops on Highfield Road, together with associated works subject to the land being required to deliver that section of footway being within the ownership of the Council; and d) Closure of existing redundant vehicular accesses and reinstatement of kerb lines, footway, verge areas, boundary treatments, lining, together with associated works subject to the specification details in respect of such works demonstrating to the satisfaction of the Council that those works in full or part can be undertaken without harm to trees within the application site earmarked for retention; and e) provision of inclusive mobility compliant level access kerbing to 3 pairs (6 in total) of bus stops on Sunderland Road, Horsley Hill Road and Highfield Road (either side of those roads) to the west, north and east respectively and the provision of dropped kerbs to pavements between the application site and those bus stops. g) Adjustment of highway areas to accommodate Cyclists to/from Sylverton Gardens carriageway and the new shared route entering/leaving the site.

	Thereafter those off-site highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority. In the interests of highway, cyclist and pedestrian safety and accessibility for disabled persons in accordance with Policy DM1 (G,H,I) of the South Tyneside LDF and the NPPF.
8	Prior to first occupation of 186 of the dwellings hereby permitted, details of mitigation measures at the Sunderland Road/Grosvenor Road junction comprising the adjustment of traffic signal timings to address any capacity issues identified by traffic turning count surveys (which shall form part of those submitted details), as well as a timetable for implementation of those mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, those mitigation measures shall be implemented in accordance with the timetable agreed and shall thereafter be retained. To ensure that requirements are met for the local road network to meet the needs of the development. In the interests of highway safety and highway capacity requirements in accordance with policies A1 and DM1 (G,H) of the South Tyneside LDF and the National Planning Framework.
9	A Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the first occupation of the development. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details and remain in place until the last dwelling on the site is occupied. The full travel plan must include: a) details of and results from an initial survey of resident travel patterns; b) clearly specified ongoing targets for travel mode shares; c) details of travel plan measures to achieve such targets; and d) a plan for monitoring and reviewing the effectiveness of the Full Travel Plan; including the provision of a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan and the provision of additional travel plan measures if targets for travel mode share are not being met. In the interests of promoting sustainable transport choices, in accordance with South Tyneside LDF Policy A1 and the National Planning Policy Framework.
10	Unless otherwise agreed in writing by the Local Planning Authority in consultation with National Highways, Travel Plan monitoring must continue until it has been demonstrated that the travel patterns of the development are in line with the "5 year" targets (Figure 5.1: "Integrated Sustainable Travel Plan", reference 1120-ISTP forming part of the submitted application documentation in respect of planning permission ST/0676/23/FUL granted on the 30 June 2025. In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework (July 2021) and paragraph 40 DfT Circular 01/2022.

11	Unless otherwise agreed in writing by the Local Planning Authority in consultation with National Highways, the development hereby permitted shall not be occupied unless and until the highway improvement works at the A194(M)/ A184 junction (Whitemare Pool) as shown in principle in drawing nos.NHAA220912-SYS-HGN-Z0-DR-CH-01 and NHAA220912- SYSHGN-Z0-DR-CH-02 have been implemented to the satisfaction of National Highways in accordance with the recommendations of the Stage 1 Road Safety Audit approved on the 15/09/2023 under planning application reference ST/0566/23/COND. To mitigate any severe or unacceptable impact from the development at the A194(M) / A184 Whitemare Pool Junction in accordance with paragraph 111 National Planning Policy Framework (July 2021) and paragraph 40 DfT Circular 01/2022.
12	No groundworks or development (excluding demolition works) shall commence in phases 2 or 3 until a programme of archaeological fieldwork for that phase (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with specifications agreed in writing by the Local Planning Authority. The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with paragraph 205 of the NPPF and South Tyneside's Local Development Framework Policy DM6.
13	No dwelling(s) shall be occupied in phases 2 or 3 until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 12 for that phase has been submitted to and approved in writing by the Local Planning Authority. The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with paragraph 205 of the NPPF and South Tyneside's Local Development Framework Policy DM6.
14	A report detailing the results of the archaeological fieldwork undertaken in a phase in a form suitable for publication in a suitable and agreed journal shall be submitted to the Council for approval within 6 months of the first occupation of any dwelling in that phase. That report once approved in writing by the Local Planning Authority shall then be submitted to the editor of the agreed journal. The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with

	paragraph 205 of the NPPF and South Tyneside's Local Development Framework Policy DM6.
15	No demolition/development shall take place in phases 2 or 3 until a programme of basic photographic archaeological building recording of the Planetarium has been completed, in accordance with a specification agreed in writing by the Local Planning Authority. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place in phases 2 or 3. To provide an archive record of the historic building or structure and to accord with paragraph 205 of the NPPF and Policy DM6 of the South Tyneside Local Development Framework.
16	No dwelling shall be occupied unless and until acoustic attenuation to that dwelling including acoustic glazing, ventilation and fencing where required have been provided in full accordance with the details contained within the Noise Impact Assessment 9734.4 Rev F dated 18/12/2025 submitted to the Local Planning Authority in respect of the application. Thereafter all noise mitigation measures shall remain in place at all times. In the interests of residential amenity in accordance with Policies DM1(B) and EA5 of the South Tyneside LDF and the NPPF.
17	Development shall not commence in a phase until a Demolition and Construction Environment Management Plan (DCEMP) in respect of that phase, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved DCEMP for a phase shall be adhered to throughout the demolition and construction period in respect of that phase. The DCEMP and supporting plan shall provide for: a) routing of construction related vehicle traffic including details of any abnormal loads; b) details of the disposal of surface water from the development site for the duration of the construction phase(s); c) contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles (proven by swept path analysis); d) vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles; e) temporary traffic management and site access arrangements and control measures (including temporary/permanent traffic regulation orders); f) temporary boundary treatments, vehicular/pedestrian gates, visibility splays; g) site security and contact details; h) a highway condition/dilapidation survey of the approach roads to the development area. i) storage of plant and materials used in constructing the development; j) Construction build route arrangements; k) A noise assessment to identify sensitive receptors throughout the demolition and construction stage;

	l) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); m) Procedures for maintaining good public relations including complaint management, public consultation and liaison; n) Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites; o) Temporary drainage arrangements during demolition and construction works; p) Details regarding temporary external lighting; q) Air quality mitigation measures including mitigation measures in respect of dust, asbestos, road traffic emissions and other matters referenced in table 22 of the Apex Air 'Air Quality Assessment' Ref: 9734.6 Rev.B dated 22/11/2023 forming part of the submitted application documentation in respect of planning permission ST/0676/23/FUL granted on the 30 June 2025; r) Refuse storage & collection arrangements; s) Measures to treat and mitigate the risk of spread of invasive non-native species; t) Measures to safeguard nesting birds, bats, mammals and priority/protected species during demolition and construction works; and u) Where applicable to a phase, arrangements for the re-location of Koi Carp currently residing within the on-site ponds. Thereafter demolition and construction works shall be undertaken in full accordance with the approved Demolition and Construction Environment Management Plan. In the interests of residential amenity, highway safety, and biodiversity in accordance with Policies DM1, DM7, EA3 and EA5 of the South Tyneside LDF and the NPPF.
18	Prior to the commencement of development (excluding demolition) in any phase, with the exception of phase 1a, an investigation(s) and risk assessment(s) shall be completed in accordance with a scheme(s) to assess the nature and extent of any contamination on the site within that phase, whether or not it originates on the phase/site. The contents of the scheme(s) are subject to the approval in writing of the Local Planning Authority. The investigation(s) and risk assessment(s) shall be undertaken by competent persons and a written report(s) of the findings shall be produced. The written report(s) is subject to the approval(s) in writing of the Local Planning Authority. The report(s) of the findings must include a) a survey of the extent, scale and nature of contamination; b) an assessment of the potential risks to human health, property (existing or proposed) and c) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management'.

	To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.
19	In respect of each phase, if the documentation agreed by the Local Planning Authority pursuant to condition 18 identifies contamination in that phase that requires remediation, a Detailed Remediation Strategy for the proposed remedial works for that phase shall be submitted to and approved by the Local Planning Authority prior to commencing remedial works in that phase. The scheme(s) must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme(s) must ensure that the part of the site in that phase will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Where remediation of gas has been identified as necessary by the site investigation(s) a gas verification plan shall be submitted for the proposed gas protection measures for that phase. To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.
20	Following completion of measures identified in the approved remediation strategy for a phase, or part thereof, a verification report that demonstrates the effectiveness of the remediation carried out in that phase, or part thereof, must be produced, and is subject to the approval in writing of the Local Planning Authority prior to the part of the site in that phase, or part thereof, being occupied. To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.
21	If during development of a phase contamination not previously considered is identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared for that phase, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared for that phase, or part thereof, which is subject to the approval in writing of the Local Planning Authority. To protect the environment from contamination and to ensure that the site is reclaimed to a standard appropriate for its approved use in accordance with South Tyneside LDF Policies EA5 and DM1(M) and the NPPF.
22	Prior to the commencement of any phase of the development (excluding demolition, remediation and site preparation) a detailed drainage scheme that will serve that phase of the development, that also includes any proposed Sustainable Urban Drainage Systems (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme(s)

	shall be in accordance with the QD2438FRA Flood Risk Assessment Addendum and Drainage Strategy Rev.C received 26/02/26 and drawing QD2438-00-00-B Drainage Strategy received 20/02/26 forming part of the submitted application documentation and include permeable paving and detention basins. The drainage scheme(s) shall ensure that foul and surface water flows discharge to the combined sewer at manholes 4802 and 2704. The surface water discharge rate shall be split between the two connections and shall not exceed the total available capacity of 14.9 litres per second that has been identified in this sewer unless otherwise agreed in writing by the Local Planning Authority. The drainage scheme(s) shall include: a) a detailed development layout; b) civil engineering details (including details of the SuDS features including permeable paving and detention basins - long and cross sections); c) drainage details to manage run off from private land onto the highway and new adoptable highway areas; d) maintenance requirements, programme and maintenance responsibilities for all SuDS features which shall be in accordance with the submitted Drainage Maintenance Plan dated 20/11/2023 forming part of the submitted application documentation; e) detailed drainage and flood design drawings including hydraulic calculations highlighting how exceedance flows are to be managed and MDX model; and f) A risk assessment (in accordance with C753 SuDS manual: Appendix B SuDS Health & Safety Risk Assessment). The approved details shall then be implemented to provide appropriate drainage for each dwelling within that phase of the development prior to the first occupation of that dwelling and thereafter retained and maintained in accordance with the approved management and maintenance details. To ensure the discharge of surface and foul water from the site does not increase the risk of flooding and pollution in accordance with Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPFF.
23	In respect of each phase of development hereby permitted a verification report shall be submitted to and approved in writing by the Local Planning Authority evidencing the completion of the approved sustainable drainage system serving that phase, the contents of which is to include amongst other things methodology of installation, evidence of depths and dimensions and supporting images from installation of any permeable paving, the proposed attenuation basins and Hydro brake. The timescales for the submission of such verification reports to the Local Planning Authority shall be agreed in writing with the Local Planning Authority prior to the first occupation of any dwelling hereby permitted and thereafter the submission of such verification reports shall be in full accordance with those agreed timescales. To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with Policies ST2 and DM1 of the South Tyneside Local Development Framework and the NPFF.

24	No dwelling hereby permitted in a phase shall be occupied unless and until full details of hard and soft landscaping and on-site biodiversity enhancement/protection measures in respect of that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include: a) planting plans, written specifications and schedules of plants (noting species, plant sizes and proposed planting densities where appropriate) including provision for the planting of at least 299 new trees within the application site with at least 223 of those trees being of an Extra Heavy Standard size unless otherwise approved in writing by the Local Planning Authority, b) details of all hard surfacing materials, c) details of integrated nesting features for birds and roosting features for bats (with each such type of feature being provided to all of the approved dwellings for birds and at least 10% of the approved dwellings for bats), and d) timing details regarding implementation thereof. The submitted details shall broadly accord with approved drawing 6060-99-01 South Tyneside College - Landscape Masterplan – Rev A received 20/02/26 and shall provide for the retention of existing trees as shown on approved drawing ARB/CP/3861/AIP Rev 3 Arboricultural Impact Plan received 20/02/26. Thereafter landscaping works and biodiversity enhancement measures in that phase shall be implemented as approved in accordance with the approved timing details and the nesting and roosting features and shall remain in place at all times thereafter. In the interests of visual and residential amenity and biodiversity in accordance with South Tyneside LDF Policies EA3 and DM1(B,C) and the NPPF.
25	In respect of any trees or hedgerow planted within front garden areas as shown on the soft landscaping details approved under Condition 24 above if any such tree or hedgerow is removed within 30 years from first occupation of the development, it shall be replaced in the next planting season in the same location with a tree or hedgerow of similar size and species to that which it replaces unless otherwise agreed in writing by the Local Planning Authority. In the interests of visual amenity in accordance with South Tyneside LDF Policies EA3 and DM1(B,C) and the NPPF.
26	No dwelling hereby permitted shall be occupied unless and until means of enclosure in respect of that dwelling have been provided in full accordance with the details contained within approved drawings 1483-MIL-P-10.02E - Boundary Treatment Plan received 24.02.26 and the relevant means of enclosure details as listed in Condition 2 above. Hedgehog gaps of at least 13cm x 13cm shall be provided to all means of enclosure. Thereafter such means of enclosure shall remain in place at all times.

	In the interests of residential and visual amenity and biodiversity in accordance with Policy DM1(A,B), DM7 and EA3 of the South Tyneside LDF and the NPPF.
27	No dwelling in a phase shall be occupied unless and until operational street lighting has been provided within the application site from the nearest highway proposed for adoption to that dwelling within that phase or an earlier phase within the application site (as shown on submitted drawing 1483-MIL-P-10.03D - Adoption Plan received 20.02.26) to the public highway on St.George's Avenue or Grosvenor Road in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include information on how the specification of any such lighting will safeguard bat activity within the site. Thereafter such external lighting shall remain in place at all times. In the interests of residential amenity, biodiversity and public/highway safety in accordance with Policies DM1(B,G,H), DM7 and EA3 of the South Tyneside LDF and the NPPF.
28	The sub-station hereby approved shall be constructed in full accordance with elevation and means of enclosure details to be submitted to and approved in writing by the Local Planning Authority. In the interests of visual amenity in accordance with South Tyneside LDF Policy DM1(A) and the NPPF.
29	The construction of each dwelling hereby permitted in a phase shall incorporate external facing and roofing materials that are in accordance with details for that phase to be submitted to and approved in writing by the Local Planning Authority prior to construction proceeding above damp proof course level in respect of that dwelling. In the interests of visual amenity in accordance with South Tyneside LDF Policy DM1(A) and the NPPF.
30	All segregated footpaths/cycleways through and adjacent to open space areas/SUDS basins within a phase of the development hereby permitted shall be constructed and available for use in full accordance with timescale details to be submitted to and approved in writing by the Local Planning Authority. Those timescale details for any such footpath/cycleway shall be submitted to the Local Planning Authority prior to the first occupation of any dwelling within that phase in which that segregated footpath/cycleway is situated. In the interests of promoting sustainable transport choices, in accordance with South Tyneside LDF Policy A1 and the National Planning Policy Framework.
31	Unless otherwise agreed in writing by the Local Planning Authority, the construction of any segregated footpaths and/or cycleways within a phase shall incorporate external lighting that is in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include information on how the specification of any such lighting will

	safeguard bat activity within the vicinity. Thereafter such external lighting shall remain in place at all times. In the interests of community safety and biodiversity in accordance with South Tyneside LDF Policy DM1 and the NPPF.
32	Prior to the first occupation of any dwelling in a phase, details shall be submitted to and approved in writing by the Local Planning Authority setting out measures that will be put in place to ensure that at least 10% of the overall energy requirements of the overall development will be met from on-site renewable energy generation. Thereafter the development in that phase shall be constructed in full accordance with those approved details and the on-site renewable energy generation infrastructure installed shall remain in place at all times. To mitigate the effects of climate change in accordance with Policies ST2 and DM1(J) of the South Tyneside LDF, the Council's SPD1 - Sustainable Construction and Development and the NPPF.
33	Prior to the first occupation of any dwelling with a driveway adjacent to 1.8 metre high means of enclosure, inter-visibility splays shall be provided for that dwelling in full accordance with the details shown on approved drawing no. 1483-MIL-P-10.01E - Site Layout received 20.02.26 and thereafter no planting or structures within those visibility splays shall exceed 600mm in height. In the interests of highway and pedestrian safety in accordance with Policy DM1 (G,H) of the South Tyneside LDF and the NPPF.
34	No dwelling hereby permitted shall be occupied unless and until a Habitat Management and Monitoring Plan has been submitted to and approved in writing by the Local Planning Authority. The contents of that plan shall accord with the requirements of 'BS 8683:2021 - Process for designing and implementing Biodiversity Net Gain - Specification' including details in respect of, but not restricted to, the following: a) the project's biodiversity baseline assessment against which BNG outcomes are assessed and monitored; b) the project's BNG targets; c) the number of years to achieve and then maintain the BNG targets which shall comprise a continuous period of at least 30 years from first occupation of the development; d) a programme detailing the long-term phases of the management and monitoring activities; e) a monitoring plan to inform decisions about management, whether assessing progress towards the BNG targets is on track and whether changes to management are required to achieve the targets; f) the roles, responsibilities and required competencies of those involved with implementing and monitoring the BNG design during the implementation and post- implementation stages; and

	g) provision for any approved landscaping that is removed, dies or becomes seriously diseased within the agreed timescales for achieving and maintaining the BNG targets to be replaced in the next planting season with landscaping of similar size and species to that which it replaces. Thereafter the Habitat Management & Monitoring Plan shall be carried out/implemented as approved and in accordance with the approved timetables. In the interests of biodiversity in accordance with South Tyneside LDF Policies EA3 and DM1 and the NPPF.
35	Prior to the commencement of the development hereby approved (including demolition works), a scheme for the protection during construction works of the retained trees within the application site as shown on approved drawing no. ARB/CP/3851/AIP_Rev3 – Arboricultural Impact Plan received 20.02.26, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be covered within the TPP and AMS shall include: a) Location and installation of services/ utilities/ drainage; b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees; c) Details of construction within the Root Protection Areas (RPAs) of, or that may impact on, retained trees; d) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing; e) a specification for scaffolding and ground protection within tree protection zones; f) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in those tree protection areas; g) Methodology and detailed assessment of root pruning; h) Arboricultural supervision and inspection by a suitably qualified tree specialist; i) Reporting of inspection and supervision; j) Methods to improve the rooting environment for retained and proposed trees and landscaping; and k) Details of any remedial pruning works to be undertaken to retained trees. The development thereafter shall be implemented in strict accordance with these approved details Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with South Tyneside Local Development Framework Policy DM1(C), Paragraph 131 of the National Planning Policy

	Framework and pursuant to section 197 of the Town and Country Planning Act 1990.
36	No dwelling hereby permitted shall be occupied unless and until an updated Air Quality Assessment in respect of operational phase road vehicle exhaust emission impacts at sensitive locations in the vicinity of the site together with details of any required mitigation measures and timescales for implementation of those measures has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in full accordance with those approved details. In the interests of residential amenity in accordance with Policies DM1(B) and EA5 of the South Tyneside LDF and the NPPF.
37	The carriageway from the junction of the new St George's Avenue access with St.George's Avenue up to and including the junction geometry fronting plot 155 & 159 as shown on the application drawings referenced in condition 2 above is not approved but shall be constructed in full accordance with further details to be submitted to and approved in writing by the Local Planning Authority. In the interests of highway and pedestrian safety in accordance with Policy DM1 (G,H) of the South Tyneside LDF and the NPPF.

Application Number and Address: 250745 Hebburn Town Football Club 16 South Drive Hebburn NE31 1UN	Applicants: Hebburn Town Football Club
Proposal: Proposed works including 2 x 3G pitches, new main spectators stand (including home changing room, 3 additional changing rooms, medical room, media room, kitchen, entrance lobby, admin room function hall, associated w/c), extensions to the north stand, extension to east stand, ground floor extension to existing pavilion below balcony deck, new vehicular site access via South Drive and pedestrian access via Victoria Road, conversion of existing (changing room) building to a community hub, new and replacement floodlighting, renewables (solar and AWHP) and extension to existing car park	
Declarations of Interest: Cllr Kennedy – Personal interest – Relative holds a position on the board of Hebburn FC. He left the meeting and did not partake in the discussion or decision upon this application.	
List of Speakers: Cllr A Lamonte (Objector) D Frost-Younger (Objector) L Pinder (Objector) S Rutherford (Applicant)	

Decision: Minded to grant planning permission, subject to:

(1) The completion of a legal agreement pursuant to s106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution of up to £5000, to be used in relation to the provision of a Traffic Regulation Order (in respect of parking restrictions associated with the new vehicular access onto South Drive)

(2) With the Senior Manager – Planning being authorised to issue the planning permission following completion of the Section 106 Agreement, subject to the recommended planning conditions below (and subject to any minor drafting or typographical amendments to these being delegated to the Senior Manager – Planning, if necessary).

Any Additional comments on Application

A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals.

The Planning Officer delivered a presentation to the committee outlining the contents of the report.

Cllr Lamonte (Hebburn South Ward Cllr) spoke in objection to the application. They requested if some photographs could be circulated to members of the committee, but Chair of Planning Committee refused the request on grounds of procedural fairness (having sought advice from Officers). They noted that while they welcomed the extension and improvements and the benefits that would be brought to Hebburn, they raised concerns on behalf of the local residents who would be impacted the most. They noted that the proposed road access arrangements to the sites enlarged car park would have a significant impact to the residents who lived on that street and asked for the access to it to be reconsidered, they also noted that the committee site visit had taken place on a non-match day and that the images provided in the presentation did not give a true representation to the impact that would be felt by the residents when people parked on the street. Comments were also made about the size of the proposed car park and that it should be larger, having regard to council SPD6 parking standards guidance and if the proposal would affect air quality.

D Frost-Younger spoke in objection to the application. They stated that the football club were bad neighbours due to the amount of poor parking and taxi parking on the street, anti-social behaviour and levels of comings and goings, and various impacts upon residential amenity (privacy, noise, traffic, light pollution, ASB), which occur not just on match days. They requested that the car park be accessed from Victoria Road West and if night-time activity at the site could be managed.

L Pinder spoke in objection to the application. Whilst they commented that in principle they were supportive of the development, they felt the applicant had not been willing to work with residents and noted the new exit location was a concern for local residents (it would affect their amenity and was not proposed in the location as had been presented at pre-application stage by the applicant) and the potential highways issues (speeding and congestion) were concerning as were possible ASB issues when people leave the ground, and where comings and goings impacts were both during the day and night (not just match days).

S Rutherford spoke in favour of the application. They commented that the application was about strengthening the club, including the work they do in the community and with young people. They noted the work that had been done in order to get the application and plans that worked best for everyone, they noted that they have tried to work with residents and address issues but noted that they cannot please everyone and while the proposals would benefit the local community they will continue to engage with residents. They noted the funding that was being received and that this had to be utilised within a certain time, and they hoped the committee would approve the application.

The presenting officer commented that the position of car park exit point (onto South Drive) had not changed during the planning application process, but that it was not in the location that been indicated by the applicant when they undertook their pre-application engagement (prior to submitting the planning application). They also advised that the committee needed to determine the application based upon with the arrangement as set out in the planning application (and where they additionally advised that a new vehicular access onto Victoria Road West would not have been acceptable in highway safety terms).

Members sought clarification on the potential extent of the proposed traffic regulation order [TRO], did that just seek to protect the new vehicular egress onto South Drive? They also asked if the TRO could potentially be expanded, for example to cover more of the northern side of South Drive or parts of North Drive. The presenting officer confirmed that the TRO was only being sought to protect the visibility splay for that egress, but that committee could consider a larger scope for the TRO. They also pointed out that TROs are subject to a separate process, and that the financial contribution being sought by the proposed Section 106 Agreement would go towards funding that process and delivery of the TRO.

A member raised ASB concerns and noted that while it was a good project, they were worried about the effort from the club to mitigate ASB. It was noted that the Planning Committee were not able to consider an application based on the people that would use the site, they were to consider the application in front of them. The presenting officer advised that general opening hours of the site were not subject to planning control and that the sale of alcohol was separately regulated.

A member raised concerns about the use of flood lights until 11pm impacting residents. The presenting officer commented that that the application was moving flood lighting further away from residential homes at South Drive and that the proposed flood lighting to the community pitch would be targeted to that.

Some members raised concerns about the loss of grass pitches and their replacement with artificial ones. The presenting officer commented that Sport England had no objection to the proposal, subject to planning conditions and where those had been taken into account in the proposed recommendation.

A member asked if there were TRO parking restrictions on North Drive and if not were these proposed? The presenting officer advised that no such restrictions currently existed, and none were proposed.

A member cautioned against extending TRO parking restrictions all along South Drive as this could result in unforeseen consequences.

Cllr Keegan moved to accept the application (as per the officer recommendation) and this was seconded by Cllr McHugh. A vote was carried out with 10 votes in favour and 1 against.

1	Time limit 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	Approved plans The development hereby permitted shall not be carried out other than in complete accordance with the details contained within the following approved plans: Proposed Site Masterplan Drg No SLE040-BHA-V001-XX-DR-A-1203-S0 Rev P06, received 18/02/2026; Proposed exit visibility Drg 169735-002 Rev B received 18/02/2026; Proposed Main Stand Elevations inc. Dimensions Drg No SLE040-BHA-V001-XX- DR-A-1607-S0 Rev P02 received 14/01/2026; Proposed Main Stand Layout Plans Drg No SLE040-BHA-V001-XX-DR-A-1501-S0 Rev P05 received, with the exception of any changing room facilities at ground level 1 and that must be agreed pursuant to a separate condition of this planning permission; Proposed Sports Bar Elevations & Plans Drg No SLE040-BHA-V001-XX-DR-A-1605- S0 Rev P01 received 02/12/2025; Existing & Proposed North Stand Drg No SLE040-BHA-V001-XX-DR-A-1603-S0 Rev P04 received 09/12/2025; Proposed East Stand Elevations Drg No SLE040-BHA-V001-XX-DR-A-1604-S0 Rev P02 received 02/12/2025; Proposed East Stand Plans Drg No SLE040-BHA-V001-XX-DR-A-1504-S0 Rev P02 received 02/12/2025; Proposed Changing Rooms Elevations Drg No SLE040-BHA-V001-XX-DR-A-1602- S0 Rev P02 received 02/12/2025; Existing & Proposed Changing Room Layout Plans Drg No SLE040-BHA-V001-XX- DR-A-1502-S0 Rev P03 received 02/12/2025; Soft Landscape Proposals Drg No c-2368-01 received 02/12/2026; Community pitch lighting details (AWP Pitch - FF-AGP Framework- FF-AGP Framework report) received 02/12/2026. 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	Tree protection measures & method statement

	Development shall not commence until the tree protection fencing measures for the trees to be retained on site as set out in the submitted Arboricultural Impact Assessment & Method Statement received 02/12/2025 have been installed in full. The tree protection fencing shall thereafter be maintained in position and in good order during the whole period of site set up and construction works on site. Any works, including the excavation, removal or deposit of earth or other materials such as landscaping or boundary treatments in any area enclosed by tree protection fencing measures shall be carried out in accordance with the Method Statement. To ensure that retained trees are adequately protected during the period of construction in accordance with the NPPF and LDF Policy DM1.
4	Construction Method Statement Development shall not commence until a Construction Method Statement (CMS), together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS and supporting plan, where applicable shall provide for: a) highway condition survey of the highway areas adjacent to and on the approaches to the site (with a highway representative present at the survey); b) details of temporary traffic management measures, temporary boundary treatments, segregated vehicular and pedestrian gates, visibility splays, temporary access routes and vehicles; c) vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles; d) the parking of vehicles of site operatives and visitors; e) the loading and unloading of plant and materials, including turning area facilities (proven by swept path analysis drawings); f) storage of plant and materials used in constructing the development; g) construction phasing arrangements; and h) details to prevent the discharge of surface water from the site onto the highway during the construction phase. In the interests of residential amenity and highway safety, in accordance with the NPPF and LDF Policy DM1.
5	Artificial grass pitch(es) - details No development of any artificial grass pitch shall commence until details of the design and layout of the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This should include a section through the construction of the artificial grass pitch, the infill containment strategy, a drainage layout showing the appropriate interceptors. The artificial grass pitch shall not be constructed other than in accordance with the approved details.

	To ensure the development is fit for purpose and sustainable, to provide sporting benefits in accordance with the NPPF and LDF Policies SC6 and SA6.
6	Changing rooms (in new main stand) No development of the new main spectators stand shall commence until details of the design and layout of the changing rooms, including for officials, within it have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include finished wall dimensions for each changing room. The changing rooms shall not be constructed other than in accordance with the approved details. To ensure the development is fit for purpose and sustainable, to provide sporting benefits in accordance with the NPPF and LDF Policies SC6 and SA6.
7	Artificial grass pitch(es) – certification & registration Within 6 months of Practical completion of each artificial grass pitch, the following details shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England: (a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS) and (b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches. To ensure the development is fit for purpose and sustainable, to provide sporting benefits in accordance with the NPPF and LDF Policies SC6 and SA6.
8	Community use agreement Within 6 months of the date of this planning permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority. The community use agreement shall apply to outdoor sports facilities, including the bowling green, changing and car parking and include details of pricing policy, hours of use, access by non- members users, management responsibilities and a mechanism for review; and must include evidence that it has been prepared in consultation with Sport England. The development hereby permitted shall not be used otherwise than in strict compliance with the approved community use agreement. To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport in accordance with the NPPF and LDF Policies SC6 and SA6.
9	Artificial grass pitch(es) - management and maintenance scheme

	Within 6 months of completion of any artificial grass pitch, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. This shall include measures to ensure the replacement of the artificial grass pitches within the manufacture's specified period and appropriate recycling by an authorised operator of the removed carpet. It should also include the required testing to comply with FIFA Quality certification. Thereafter, the development hereby permitted shall not be used otherwise in strict compliance with the approved Management and Maintenance Scheme. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with the NPPF and LDF Policies SC6 and SA6.
10	Drainage details No drainage works shall commence until a detailed scheme for the disposal of foul and surface water in respect of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. The surface water drainage details (and notwithstanding the separate condition about artificial pitch drainage details) shall include the provision of sustainable urban drainage systems [SuDS] features and an oil interceptor, as was indicatively shown on the drainage plan previously provided, and, where it shall additionally ensure that the final discharge rate (for surface water) from the site is as close to the green field run off [GFRO] rate as is reasonably practicable and with a clear methodology and rationale to justify it. Thereafter the development shall take place in accordance with the approved details. To ensure that the discharge of surface/foul water from the site does not increase the risk of flooding in accordance with the NPPF and LDF Policies ST2 and DM1.
11	Surface water drainage / SuDS - verification Within three months of practical completion of the approved surface water details, a verification report evidencing the completion of the approved sustainable drainage system [SuDS], the contents of which is to include amongst other things methodology of installation, evidence of depths and dimensions and supporting images from installation, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the LFFA). To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with the NPPF and LDF Policies ST2 and DM1.
12	Surface water drainage / SuDS – maintenance & management

	Within three months of practical completion of the approved surface water details, a report setting out the maintenance and management responsibilities for such features and who shall undertake those responsibilities, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the LFFA). The surface water details shall thereafter be maintained and managed in accordance with the details set out in the approved report. To ensure the discharge of surface water from the site does not increase the risk of flooding in accordance with the NPPF and LDF Policies ST2 and DM1.
13	Contaminated land – ground investigation report [GIR] & remediation strategy No development shall occur in Phase 1A or Phase 1B, as set out below until • Phase 1A – Investigation, chemical testing (as per details set out in a Fairhurst email dated 23/01/26) and preparation of GIR and Remediation Strategy, for the new main artificial football pitch, have been submitted to and approved in writing by the Local Planning Authority. • Phase 1B – Investigation, chemical and geotechnical testing (as per details set out in a Fairhurst email dated 23/01/26) and update of the GIR and Remediation Strategy, for the rest of the site, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved remediation details, for Phase 1A and Phase 1B. To ensure that risks from contamination are minimised in accordance with the NPPF and LDF Policies EA5 and DM1.
14	Contaminated land – verification report Following completion of measures identified in the approved remediation strategies for Phase1A and Phase 1B [as set out in the previous condition], a verification report, for each phase, that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority prior to that phase being brought into use. To ensure that risks from contamination are minimised in accordance with the NPPF and LDF Policies EA5 and DM1.
15	Contaminated land – reporting & dealing with unexpected contamination If during development ground contamination is identified and that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme including timescales for completion of that scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. That approved remediation scheme shall thereafter be undertaken in full accordance with the approved details and

	timescales and a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. To ensure that risks from unexpected contamination are minimised in accordance with the NPPF and LDF Policies EA5 and DM1.
16	Facing materials Before development commences in respect of any of the following parts of the development hereby approved: New main spectators stand, Extensions to the north stand, Extension to the east stand, Ground floor extension to existing pavilion below deck, Conversion of existing (changing room), full details of the external facing materials (including external roofing materials) for that part of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter that part of the development (as listed above) shall be constructed in accordance with the approved details. In the interests of visual and residential amenity in accordance with the NPPF and LDF Policy DM1.
17	Sound attenuation measures Before development commences in respect of any of the following parts of the development hereby approved: New main spectators stand, Extensions to the north stand, Extension to the east stand, Ground floor extension to existing pavilion below deck, Conversion of existing (changing room), Full details of the noise attenuation measures, including physical building design measures to be included and to prevent any stand (as listed above) being used as a noise generating source by spectators, shall be submitted to and approved in writing by the Local Planning Authority. Each part of the development (as listed above) shall be constructed in accordance with the approved details for it and the approved noise attenuation measures shall be retained thereafter. In the interests of visual and residential amenity in accordance with the NPPF and LDF Policy DM1.
18	Main stand – solar and air to Water heat pump Before the new main spectators stand reaches damp proof course [DPC], full details of the specifications and locations of the solar panels and air to water heat pump shall be submitted to and approved in writing by the Local Planning

	Authority. The approved details shall be carried out prior to the main stand being brought into use. In the interests of sustainable development and visual amenity in accordance with the NPPF and LDF Policies ST2 and DM1.
19	Community hub – solar Before any works commence on the community hub, full details of the specifications and locations of the solar panels shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out prior to the community hub being brought into use. In the interests of sustainable development and visual amenity in accordance with the NPPF and LDF Policies ST2 and DM1.
20	Cycle parking Before the new main spectators stand reaches damp proof course [DPC], full details of the 33 cycle spaces (including cycle rack specifications, their locations, and coverings over the racks) to serve the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cycle parking details shall be provided before the new main spectators stand is brought into use, and they shall be retained thereafter for their intended purpose. To ensure cycle parking is provided in accordance with the NPPF and LDF Policies A1 and DM1.
21	Bird brick and bat box Before the main stand reaches damp proof course [DPC], full details of the specifications and locations of one bird Swift brick (or similar alternative) and one bat box shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out prior to the main stand being brought into use and shall be retained thereafter for their intended purpose. In the interests of ecology in accordance with the NPPF and LDF Policies EA3 and DM7.
22	Car parking and site access The car parking and additional vehicle access point as shown on the site masterplan drawing and proposed exit visibility drawing listed in condition 2 shall be provided within six months of the new main stand or community building being brought into use. Thereafter, the car parking and site access shall be retained thereafter for their intended purposes. To ensure car parking is provided in accordance with the NPPF and LDF Policies A1 and DM1.

23	Soft landscaping Within the first planting season following completion of the new main spectator stand and car park, the soft landscaping shall be provided on the application site in full accordance with the details shown on the Soft Landscape Proposals plan (listed in condition 2). Any such soft landscaping that is removed, dies or becomes seriously diseased within 5 years of planting shall be replaced in the next planting season with landscaping of similar size and species to that which it replaces. In the interests of visual amenity and ecology in accordance with the NPPF and LDF Policies EA3, DM1 and DM7.
24	Construction related ecology measures The development hereby permitted shall be carried out in accordance with the construction related ecological mitigation measures, as set out in paragraph R2 of the Preliminary Ecological Appraisal received 02/12/2025. To mitigate construction impacts upon ecology in accordance with the NPPF and LDF Policies EA3 and DM7.
25	Construction working hours 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. In the interests of residential amenity in accordance with the NPPF and LDF Policy DM1.
26	Noise management plan - match days and during entertainment events The development hereby permitted shall be operated on match days and during entertainment events, in accordance with the measures set out in the submitted Noise Management Plan (provided at appendix 4 of the Noise Assessment) received 23/12/2025. In the interests of residential amenity in accordance with the NPPF and LDF Policy DM1.
27	Community pitch floodlighting The use of the community pitch floodlights hereby approved shall be restricted to the hours of Monday to Friday 12:00pm (noon) to 11:00pm, Saturday 12:00pm to 6:30pm and Sunday 12:00pm to 6:30pm.

	In the interests of residential amenity in accordance with the NPPF and LDF Policy DM1.
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Standing Order 28.3 – Rules of Debate and length of Meetings

SO, 28.3 states that unless the meeting agrees otherwise, where 3 hours have elapsed since the commencement of any meeting, and the business has not been concluded, the meeting will end in accordance with Rule 28.4 where the Chairman would interrupt at 3 hours and close the meeting.

The Chair asked the Planning Committee to waive Standing Order 28.3 and continue past the duration of 3 hours until all business had been concluded.

The Committee agreed.

Application Number and Address: 250805 10 Belle Vue Crescent South Shields NE33 4RD	Applicants: Northcrest Estates Ltd
Proposal: Change of use from a residential dwelling (C3) to 6 bed, 6 person House in Multiple Occupation [HMO] (C4), and provision of rooflights.	

Declarations of Interest:

None

List of Speakers:

M Brash (Objector)

H Donkin (Objector)

T Pendlebury (Agent)

Decision: Planning permission refused.

Any Additional comments on Application

A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals.

The Planning Officer delivered a presentation to the committee outlining the contents of the report.

M Brash spoke in objection to the application. They noted the concentration of HMOs in the area and lack of parking. They noted that anti-social behaviour was already a big issue in the area and that it could be made worse by the proposal.

H Donkin spoke in objection to the application. They raised concerns that there were too many HMOs in the area already which meant there was an oversaturation. They also noted the concern over who would live there but understood that wasn't a planning factor.

T Pendlebury spoke in favour of the application as the agent. They noted that the transport links for the area were good which would mean parking wasn't a factor, they agreed with the officer report and while noting other HMOs in the area, they felt the number wasn't high enough to be classed as oversaturation. They noted that they oversee high levels of quality housing and the management process was in place to mitigate ASB concerns.

Members raised concerns over the layout of the proposed development, noting that the lack of en-suites to all rooms was a concern and raised safeguarding worries. They also noted the lack of community and residential cohesion.

Members also noted the Community Safety team had raised concerns in their response, as had Northumbria Police.

A member noted that the application had come to committee due to the Article 4 Direction which allowed the committee to review such proposals and where this example was not in an acceptable area due to the number of HMOs already there.

The Planning Officer confirmed the occupants of the HMO could not be regulated by the planning system, and any management issues of occupants would be regulated by the Environmental Health HMO Licensing regime. The Officer also confirmed that given the

number and distance of HMOs nearby, it was not considered an overconcentration of HMOs would occur should the application be approved.

Members considered that the proposals would adversely affect the character of the area and that there would be an over concentration of HMOs in the area. They also considered the proposal to be unacceptable in terms of its impact on car parking and highway safety.

It was proposed by Cllr Breneen and seconded by Cllr Davies that the application be refused. A vote was carried out with members voting unanimously to refuse planning permission for the following reason:

The Local Planning Authority considers that the proposed change of use to a House in Multiple Occupation would, as a result of the cumulative effects of such uses in the area, adversely impact on the character of the area and upon the amenity of existing occupiers, and have an unacceptable impact on parking and highway safety in the area, contrary to Policy DM1 of the South Tyneside Local Development Framework, Policy 16 of the South Tyneside Publication draft Local Plan and Paragraphs 116 and 135(f) of the NPPF.

Application Number and Address:

250776
410-412 South Eldon Street
South Shields

Applicants:

Mayree Property Group

NE33 5SY	
Proposal: Change of use C3 dwelling to C4 HMO (6 persons)	
Declarations of Interest: None	
List of Speakers:	
<u>Decision:</u> Planning permission refused	
Any Additional comments on Application A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals. The Planning Officer delivered a presentation to the committee outlining the contents of the report. A Member noted that a ward councillor had wanted to speak and felt there had been an issue with the system that the request wasn't accepted. Officers clarified that a notification was sent out to anyone who had made representations on the application inviting them to register to speak at the meeting. No response was provided by the ward Councillor and hence they were not registered to speak at the meeting. The Member noted comments that had been passed on by the councillor regarding the application. There were already 4 HMOs within the local area, there was concern around the impact of a further HMO on nearby elderly residents and parking was problematical. It was also noted that work was still being carried out even though it was subject to an application and there had been a lack of communication with residents. A Member queried the flooding issue in the area, however, was advised that wasn't a relevant planning consideration for this item. A Member noted that while they understood the need for well-run HMOs, the application didn't fall into that category and along with the oversaturation and impact on residential amenity, they couldn't support the application. Another member supported the comments, noting the impact to the character of the area. It was proposed by Cllr Proudlock and seconded by Cllr McHugh that the application be refused. A vote was carried out with members voting unanimously to refuse planning permission for the following reason: The Local Planning Authority considers that the proposed change of use to a House in Multiple Occupation would, as a result of the cumulative effects of such uses in the area, adversely impact on the character of the area and upon the amenity of existing vulnerable residents , and have an unacceptable impact on parking and highway safety in the area, contrary to Policy DM1 of the South Tyneside Local Development Framework, Policy 16 of the South Tyneside Publication draft Local Plan and Paragraphs 116 and 135(f) of the NPPF.	

Application Number and Address: 250772 195 Albert Road Jarrow NE32 5RS	Applicants: Mr Giulio Franchi
Proposal: Change of use C3 4 bedroom single dwelling to C4 6 Bedroom HMO.	
Declarations of Interest: None	
List of Speakers:	
Decision: Planning permission refused	
Any Additional comments on Application A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals. The Planning Officer delivered a presentation to the committee outlining the contents of the report. Members raised concerns about the applicant not being present at the meeting. The Planning Officer clarified that the applicant was present at the meeting but, in line with the Council's constitution, was not able to speak as no objector had requested to speak at the committee meeting. Members raised concerns about the parking in the area and that a neighbour had noted in the report that they had been led to believe it would be for use as a home, not converted into an HMO. The Planning Officer advised that there were no objections from the highways team and that the location of the site was considered a sustainable location. Members raised concerns about elderly bungalows and the children's home in the local area. There would be a cumulative impact. It was noted that while work had begun on the property, because it was not in use as an HMO at the time the Article 4 Direction took effect, planning permission was required. The Planning Officer advised that the children's home was a significant distance from the application site. The Planning officer advised that given the lack of HMOs within the immediate area, there would not be an overconcentration of HMOs as a result of the application. Though the officer noted another HMO application had recently been submitted at 88 Albert Road, this was more than 200m from the application site.	

It was proposed by Cllr Ford and seconded by Cllr Kennedy that the application be refused. A vote was carried out with members voting unanimously to refuse planning permission for the following reason:

The Local Planning Authority considers that the proposed change of use to a House in Multiple Occupation would, as a consequence of the increased intensity of residential use that would arise in a location where there are vulnerable elderly residents occupying bungalows to the immediate rear of the application site, result in an adverse impact on the character of the area and upon the amenity of existing nearby occupiers. Furthermore, the proposed change of use would have an unacceptable impact on highway safety in terms of the increased potential for conflict between vehicles and pedestrians, given additional demand for car parking adjacent to the property in a location where there is already very limited on-street car parking within a highway environment that is characterised by a narrow, traffic-calmed no through road. All of the above harm would be contrary to Policy DM1 of the South Tyneside Local Development Framework, Policy 16 of the South Tyneside Publication Draft Local Plan and Paragraphs 116 and 135(f) of the NPPF

Application Number and Address:

250794
6 Victoria Road East
Hebburn
NE31 1XQ

Applicants:

Mr Andrew Faber

Proposal: Change of use from C3 Dwelling to C4 6 bedroom House in Multiple Occupation (HMO).

Declarations of Interest:

None

List of Speakers:

Cllr A Lamonte (Objector)

Decision: Planning permission refused

Any Additional comments on Application

A site visit was conducted on the 6th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals.

The Planning Officer delivered a presentation to the committee outlining the contents of the report.

Cllr A Lamonte spoke in objection to the application. They noted they spoke on behalf of concerned residents that had made contact and that due to the anti-social behaviour (ASB) in the area and oversaturation as well as the location being on the corner of a main road, it was not the right location to consider an HMO.

A member noted that the road was a main highway with single lane traffic in each direction and was the main road between Jarrow/Hebburn and Gateshead which meant no parking could occur at any time of day outside the property.

A member noted the ASB concerns from the town centre just round the corner from the property. Members also noted the comments raised by Northumbria Police in the report that raised concerns.

It was proposed by Cllr McHugh and seconded by Cllr Ford that the application be refused. A vote was carried out with members voting unanimously to refuse planning permission for the following reason:

The Local Planning Authority considers that the proposed change of use to a House in Multiple Occupation would, as a result of the cumulative effects of such uses in the area, adversely impact on the character of the area and upon the amenity of existing occupiers, and have an unacceptable impact on parking and highway safety in the area, contrary to Policy DM1 of the South Tyneside Local Development Framework, Policy 16 of the South Tyneside Publication draft Local Plan and Paragraphs 116 and 135(f) of the NPPF

Application Number and Address: 250408 Vacant Land (Formerly M H Southern) Land East of Church Bank Jarrow NE32 3DZ	Applicants: AMG Utility Solutions Ltd.
Proposal: Outline application for the installation of a Battery Energy Storage System and associated infrastructure, all matter reserved.	
Declarations of Interest: None	
List of Speakers: None	
Decision: Minded to Grant Permission	
Any Additional comments on Application A site visit was conducted on the 6 th March 2026. The site visit was carried out with the prior approval of the Chair. The need for the site visit in advance was to view the site and consider the objections to the proposals. The Planning Officer delivered a presentation to the committee outlining the contents of the report. A member queried the size of the archaeological trenches and why more details of this were not provided by the applicant at this stage. It was noted that due to the adjacent historical Jarrow Hall location, planning conditions were recommended regarding the submission of a scheme of archaeological trial trenching which would set out the scheme in detail. It was proposed by Cllr P. Dean and seconded by Cllr Ford that the application be approved. A vote was carried out with members voting unanimously that they were minded to grant planning permission subject to the completion of a Section 106 Agreement to secure a BNG monitoring contribution of £3770 and with the Senior Manager – Planning being authorised to issue the outline planning permission following completion of the Section 106 Agreement, subject to the recommended planning conditions below (and subject to any minor drafting or typographical amendments to these being delegated to the	
1	Approval of the details of the layout, scale, appearance of the building(s), access and landscaping of the site, hereinafter called “the reserved matters” shall be obtained from the Local Planning Authority. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2	Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
3	The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
4	The reserved matters details to be submitted under condition 1 above, excluding any site access points to/from the site to the surrounding locality, shall include soft landscaped strips at least 10 metres wide to the entirety of the north, south and west application site boundaries, provide for the retention of existing habitat as shown on Figure 2 contained within the Futures Ecology Biodiversity Impact Assessment Report Ref: FE568/BIA01 dated October 2025 forming part of the submitted application documentation and provide for buildings/structures with a height that is no higher than 4.5 metres above finished ground levels. In the interests of visual amenity and biodiversity and to preserve the setting of nearby designated heritage assets in accordance with Policies DM1, DM6, DM7, EA1, EA3 and J10 of the South Tyneside Local Development Framework and the NPPF.
5	The reserved matters to be submitted under condition 1 above shall include details showing the proposed finished ground levels of the hereby approved development and the existing ground levels. In the interests of visual amenity and to preserve the setting of nearby designated heritage assets in accordance with Policies DM1, DM6, EA1 and J10 of the South Tyneside Local Development Framework and the NPPF.
6	Development shall not commence until a Construction Environment Management Plan (CEMP) in respect of the development, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period in respect of the development. The CEMP and supporting plan shall provide for: a) routing of construction related vehicle traffic including details of any abnormal loads; b) details of the disposal of surface water from the development site for the duration of the construction phase(s); c) contractor and visitor parking and site compound arrangements, including areas for loading and unloading of plant/materials and turning vehicles (proven by swept path analysis); d) vehicle cleaning facilities and/or measures to ensure that the public highway is cleansed of debris from the construction vehicles; e) temporary traffic management and site access arrangements and control measures (including temporary/permanent traffic regulation orders); f) temporary boundary treatments, vehicular/pedestrian gates, visibility splays;

	g) site security and contact details; h) a highway condition/dilapidation survey of the approach roads to the development area. i) storage of plant and materials used in constructing the development; j) Construction build route arrangements; k) A noise assessment to identify sensitive receptors throughout the demolition and construction stage; l) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); m) Procedures for maintaining good public relations including complaint management, public consultation and liaison; n) Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites; o) Temporary drainage arrangements during construction works; p) Details regarding temporary external lighting; q) Air quality mitigation measures including mitigation measures in respect of dust, asbestos, road traffic emissions and other matters; r) Refuse storage & collection arrangements; s) Measures to treat and mitigate the risk of spread of invasive non-native species; t) Measures to safeguard nesting birds, bats, mammals and priority/protected species during demolition and construction works. Thereafter construction works shall be undertaken in full accordance with the approved Construction Environment Management Plan. In the interests of biodiversity in accordance with Policies DM1, DM7, EA3 and EA5 of the South Tyneside LDF and the NPPF.
7	Development shall not commence until an Operational Environmental Management Plan (OEMP) in respect of the development, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The OEMP and supporting plan shall provide for: a) Measures to control pollution on site b) Measures to control surface and ground water protection c) Schedules of maintenance and inspection of the site d) a fire emergency response plan containing site specific information regarding the hazards, locations of hydrants, and electrical isolators, measures to be taken during an incident, and responses required post incident and e) Water supplies available for manual fire-fighting. Thereafter the approved Operational Environment Management Plan shall be adhered to for the duration of the operational phase of the development. In the interests of biodiversity and public safety in accordance with Policies DM1, DM7, EA3 and EA5 of the South Tyneside LDF and the NPPF.

8	No development shall take place until a Construction Environmental Management Plan (Biodiversity) (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities b) Identification of biodiversity protection zones c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (including a detailed working method statements for species/species groups and control of invasive non-native species (INNS) d) The location and timing of sensitive works to avoid harm to biodiversity features e) The times during construction when specialist ecologists need to be present on site to oversee works f) Responsible persons and lines of communication g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agree in writing by the local planning authority. In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF.
9	No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by the Local Planning Authority. The LEMP shall include details of: • Long-term habitat management • Management of woodland, grassland, scrub • Invasive Non Native Species plan • Landscape Planting • Bat/bird/invertebrate boxes • Hedgehog measures • On site lighting • Monitoring measures • The implementation and maintenance of Biodiversity Net Gain landscaping The approved LEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agree in writing by the local planning authority. In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF.

10	No development shall take place until a habitat management and monitoring plan prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The habitat management and monitoring plan shall include details of: a) the project's biodiversity baseline assessment against which BNG outcomes are assessed and monitored; b) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the first beneficial use of the development; c) the roles and responsibilities of those involved with implementing and monitoring the BNG design during the implementation and post-implementation stages; d) a monitoring plan to inform decisions about management, whether assessing progress towards the BNG targets is on track, and whether changes to management are required to achieve the targets; e) provision for any approved landscaping that is removed, dies or becomes seriously diseased within the agreed timescales for achieving and maintaining the BNG targets to be replaced in the next planting season with landscaping of similar size and species to that which it replaces; and f) an Invasive Non-Native Species (INNS) Management Plan. The development shall be carried out in accordance with the approved details. Notice in writing shall be given to the Council when the habitat creation and enhancement works as set out in the habitat management and monitoring plan have been completed in accordance with its approved timescales. In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF.
11	Development must not commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

	To ensure that risks from land contamination to the future users of the land and neighboring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EA5 of the adopted South Tyneside Local Development Framework Core Strategy.
12	Development must not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EA5 of the adopted South Tyneside Local Development Framework Core Strategy.
13	The remediation scheme approved under Condition 12 (Submission of Remediation Scheme) must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EA5 of the adopted South Tyneside Local Development Framework Core Strategy.
14	In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11 (Site Characterisation), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12 (Submission of Remediation Scheme), which is subject to the approval in writing of the Local Planning

	Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 13 (Implementation of Approved Remediation Scheme). To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EA5 of the adopted South Tyneside Local Development Framework Core Strategy.
15	No groundworks or development shall commence until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority. The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 218 of the NPPF and Policy DM6 of the South Tyneside Local Development Framework.
16	The development shall not be brought into use until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 15 has been submitted to and approved in writing by the Local Planning Authority. The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance with paragraph 218 of the NPPF and Policy DM6 of the South Tyneside Local Development Framework.
17	The development shall not be brought into use until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal. The site is located within an area identified in the Unitary Development Plan as being of potential archaeological interest and the publication of the results will enhance understanding of and will allow public access to the work undertaken in accordance with paragraph 218 of the NPPF and Policy DM6 of the South Tyneside Local Development Framework.

18	No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The submitted details shall include: a) hydraulic calculations, a detailed development layout, and civil engineering details including for all drainage and SuDS features and the outfall into the River Don; b) a full method statement and implementation timetable for the installation of that system; c) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the operation of the scheme throughout its lifetime; and d) provide information about the measures taken to prevent pollution of the receiving groundwater and/or surface waters, including from water used for fire-fighting. The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan. To safeguard against flood risk in accordance with Policy DM1 of the South Tyneside Local Development Framework and the NPPF.
19	The development shall not be brought into use until a verification report evidencing the completion of the approved sustainable drainage system, including its installation methodology, evidence of depths and dimensions, and supporting images from installation, has been submitted to and approved in writing by the local planning authority. To safeguard against flood risk in accordance with Policy DM1 of the South Tyneside Local Development Framework and the NPPF.