



South Tyneside Council

item 2

Planning Committee Minutes

23 June 2026

Present: Councillors: Mouat (Chair), Blair, Clifton, Fascione, Ford, Medcalf, Oughton, Owens-Palmer, Pittuck, Rahman, Rice, Stead, Turnbull & H Wildhirt

Also in Attendance:

Andrew Inch (Senior Manager Planning), Geoff Horsman (Team Manager - Development Management), Jaspreet Lyall (Planning Officer - Legal), Adam Williamson (Planning Officer), Helen Lynch (Senior Planning Officer) & Sean Allen (Democracy Support Officer).

5 members of the public and 1 member of the press was in attendance

1. Declarations of Interest

No declarations were made

2. Minutes

The Minutes of the 26 May 2026 were agreed as a true record by the member who was present at those meetings.

Resolved: Minutes Agreed.

3. Planning Applications

Submitted: Report of the Director Place Strategy

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

- **250773 – 13 Hall Road, Hebburn, NE31 2UG**
- **250798 – 113 Imeary Street, South Shields, NE33 4EW**
- **250670 – 1 King Street, 2 Fowler Street and Upper Floors of 4-8 Fowler Street, South Shields, NE33 1DA**

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 Place Strategy

The report contained a schedule of pending planning appeals.

Resolved: That the report be noted.

5. Chair's Urgent Items

The chair had no urgent items

APPENDIX 1

Application Number and Address: 250773 13 Hall Road Hebburn NE31 2UG	Applicants: Thunderstruck Properties Ltd
Proposal: Change of use from Class C3 Dwelling House to Class C4 Six-Bedroom house in multiple occupation and minor external alterations	
Declarations of Interest: None	
List of Speakers: C Connolly (objector) E Frankland (objector) A Mcdonald (objector) J Birt (Objector - Statement read out)	
Decision: Refuse Planning Permission	
Any Additional comments on Application A Site visit was conducted on the 22nd June 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. An update was provided on representations from members of the public, with the officer advising that 228 objections had been received and also a petition of objection containing 1219 signatures. C Connolly spoke against the application. They referenced concerns around work already undertaken on-site including noisy activities early in the morning, damage to neighbouring properties and dumping of waste materials in the street. They noted that such behaviour provided an indication of likely management problems were the application to be permitted. They noted their concern about the loss of character in the street as well as the loss of a family home. They expressed concerns around en-suite facilities being against their adjoining wall and the level of noise pollution that may arise as a consequence of this , as well as increased risk of damp. They also raised the issue of existing parking pressures in the area.	

E Frankland spoke against the application. they noted that while they were not against HMOs, they needed to be in suitable locations, not in a narrow street with no facilities. They noted parking concerns as well as local amenity and oversaturation of HMOs in the area. They also noted that once a family home was converted, it was lost forever and that planning considerations shouldn't just be about planning law, but about the voices and concerns of the residents and local community. They also raised concerns about increased noise nuisance, water damage to neighbour's party walls and loss of privacy from increased overlooking.

A McDonald spoke against the application. They noted the existing disruption to the street and the vans parking in such a way the pavement was blocked, they felt this provided insight into the future if this was an HMO. Additional car parking generated by an HMO would make access for disabled people more difficult. They raised concerns over ASB and an increase in noise and rubbish. They also noted the risk of a detrimental impact on mental health of the residents if an HMO was allowed. There was also a lack of play space.

J Birt had a statement read out against the application. they noted a conflict with the Local Plan under policy DM1 (A.B & C) as they believed there was no consideration to surroundings, no protection of residential amenity and no adequate parking. They also noted the conflict with ST2 for sustainable urban living and policy A1, improving accessibility. They also believed there was a conflict with NPPF paragraphs 130 and 185. They believed the application shouldn't be allowed due to cumulative impact and no demonstrable local need for HMOs in the Hebburn area.

The officer noted in respect of the conservation area and the visual impact, that the building wasn't listed and that no harmful impact to the conservation area or visual amenity would arise from the small-scale external alterations was proposed.

A Member raised concerns about the number of HMOs in the area. They also asked why the original application had been for 7 bedrooms and what made the applicant reduce their scheme to 6 bedrooms. It was noted that this change arose as a result of discussions with planning officers during their assessment of the application.

A member asked how the landlord managed the property and tenants, it was noted that this wasn't a planning consideration and that as the HMO would require a licence, matters of day-to-day management would be regulated through the licensing regime. That member also raised concerns around the lack of on-site communal space and damage to neighbouring properties as a result of building works. Officers advised that issues related to structural damage were not a planning matter.

A member raised a query about the number of en-suite facilities on a party wall and if there were regulations concerning this matter. It was noted that this would be a civil matter between the respective landowners. They also noted their concerns around the change of character and that the unregistered HMOs should be a factor in all applications as well as expressing concern around car parking pressures.

A member asked if an HMO counted towards the housing supply figures, it was noted that HMOs are counted as 1 dwelling for that purpose, not 6. That member also raised concerns that this HMO would be harmful in terms of its impact on the settled character of family homes in the street.

The application was proposed to be accepted by Cllr Blair, however, there was not a seconder for this motion.

The application was proposed to be refused by Cllr Ford and seconded by Cllr Owens-Palmer. A vote was carried with a vote of 12 to 1 to refuse the application 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 which is a quiet and primarily family housing area, impact harmfully upon such local character, community cohesion and upon the residential amenity of existing nearby occupiers. 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 Paragraph 135(f) of the NPPF.

Application Number and Address: 250798 113 Imeary Street South Shields NE33 4EW	Applicants: Zen Suku Ltd
Proposal: Change of use from 2 bed first and second floor flat to a House in multiple occupation (HMO) (4 Bed) and dormer window extension to rear roof slope.	
Declarations of Interest: None	
List of Speakers: None	
Decision: Refuse Planning Permission	
Any Additional comments on Application A Site visit was conducted on the 22nd June 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 raised concerns over the number of HMOs in the area, including a large HMO close by. They noted they were minded to refuse due to oversaturation. A member noted their concerns over the design of the proposal as it appeared to be fitting more people than reasonable into the accommodation. Officers advised that the room sizes met the Council's standards. A member noted the parking pressures and the cumulative impact of registered and known unregistered HMOs were a concern, as well as the lack of communal space for proposed residents. A member noted the lack of communal space and raised concerns about the tenants mental health which they believed should also be a factor. There was also concern about the amount of anti-social behaviour (ASB) already in the Westoe area and that more HMOs would worsen this situation. The application was proposed to be rejected by Cllr Oughton and seconded by Cllr Medcalf. A vote was carried with a vote of 12 to 1 to refuse the application 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, contrary to Policy DM1 of the South Tyneside Local Development Framework, Policy 16 of the South Tyneside Publication draft Local Plan and Paragraph 135(f) of the NPPF.

Application Number and Address: 250670 1 King Street, 2 Fowler Street and Upper Floors of 4-8 Fowler Street South Shields NE33 1DA	Applicants: Regal Bifrons Properties Ltd
Proposal: Change of use from office and financial services (Class E) to 20 dwellings (Class C3) and 1no. Retail Unit (Class E)	
Declarations of Interest: None	
List of Speakers: None	
Decision: Minded to grant permission	
1	The development to which this permission relates must be commenced not later than 3 years from the date of this permission. As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.
2	The development shall be carried out in accordance with the approved plan(s) as detailed below Proposed Basement GA Plan Drg No 00_0001 Rev P1 received 15/04/2026 Proposed Ground Floor GA Plan Drg No 00_003 Rev P2 received 15/04/2026 Proposed First Floor GA Plan Drg No 00_006 Rev P1 received 28/10/2025 Proposed Second Floor GA Plan Drg No 00_009 Rev P1 received 28/10/2025 Proposed Third Floor GA Plan Drg No 00_012 Rev P1 received 28/10/2025 Proposed Fourth Floor GA Plan Drg No 00_015 Rev P2 received 15/04/2026 Proposed Roof GA Plan Drg No 00_018 Rev P2 received 10/06/2025 Proposed GA Elevations Drg No 00_020 Rev P2 received 10/06/2025 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 residential unit hereby permitted on those upper floor areas which share a floor/ceiling interface with a ground floor commercial unit(s) shall be occupied unless and until the acoustic treatment of the floor/ceiling interface area between that unit and ground floor commercial units has been implemented in full accordance with the details contained within the Residential Noise Assessment

	ref: NP-012419 received 28/10/2025 forming part of the submitted application documentation. Thereafter such noise mitigation measures shall remain in place at all times. In the interests of residential amenity in accordance with Policies EA5 and DM1 of the South Tyneside LDF and the NPPF.
4	No residential unit hereby permitted shall be occupied unless and until a scheme of acoustic mitigation measures in respect of that residential unit comprising acoustic glazing and ventilation has been implemented in full in accordance with details, including a further Noise Assessment, to be submitted to and approved in writing by the Local Planning Authority. Thereafter such noise mitigation measures shall remain in place at all times. In the interests of residential amenity in accordance with Policies EA5 and DM1 of the South Tyneside LDF and the NPPF.
5	No residential property hereby permitted shall be occupied until an overheating assessment has been submitted to and approved in writing by the Local Planning Authority and any recommendations in that assessment regarding overheating mitigation measures have been implemented in full. Thereafter such mitigation measures shall remain in place at all times. In the interest of the residential amenity of future occupiers and in accordance with Policy DM1 of the South Tyneside LDF.
6	Prior to the first occupation of the residential dwellings hereby approved, the cycle parking and bin storage areas for those dwellings as shown on Proposed Basement GA Plan Drg No 00_0001 Rev P1 received 15/04/2026 and Proposed Ground Floor GA Plan Drg No 00_003 Rev P2 received 15/04/2026 shall be implemented in full and shall be retained as such at all times thereafter. To promote sustainable transport choices and in the interests of visual amenity in accordance with South Tyneside Local Development Framework Policies DM1 and A1, the Council's SPD6 Parking Standards and the NPPF.
7	Prior to the first occupation of the residential properties hereby approved, a scheme of swift boxes shall be incorporated into the development in full accordance with siting and specification details to be submitted to and approved in writing by the Local Planning Authority. Thereafter, those swift boxes shall remain in place at all times. In the interests of biodiversity in accordance with Policies DM7 and EA3 of the South Tyneside LDF and the NPPF.
8	At all times following the first occupation of any of the residential properties hereby permitted access between residential communal spaces and commercial elements of the scheme at ground floor and basement levels shall be controlled in full accordance with details to be submitted to and approved in writing by the Local Planning Authority. In the interests of safety and security in accordance with Policy DM1 of the South Tyneside LDF and the NPPF.
Any Additional comments on Application	

A Site visit was conducted on the 22nd June 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 if the apartments would be sold or rented. It was noted that this wasn't known but it also wasn't a material planning consideration.

Members noted that this was a welcome proposal that would bring a prominent vacant building back into use.

The application was proposed to be supported by Cllr Medcalf and seconded by Cllr Oughton. A vote was carried unanimously that members were minded to grant Planning Permission, subject to:

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 £8060, in accordance with Interim SPD23 to mitigate the impacts of increased recreational disturbance at the coast arising from the proposed development; and,

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 (and subject to any minor drafting or typographical amendments to these being delegated to the Senior Manager – Planning, if necessary).

Chair 21/7/2026