

## **Minutes of Meeting with East Boldon Developments 21<sup>st</sup> September 2023**

### **1.0 Present:**

1.1 A Director from East Boldon Developments (EBD)

1.2 East Boldon Neighbourhood Forum: Lesley Younger, Merv Butler, Howard Lawrence. Joe Thompson.

### **2.0 Purpose of meeting.**

2.1 EBD explained that his Company owned the premises formerly occupied by Doves and Watson Tool Hire near to East Boldon Metro Station, and he wished to explain to the Forum what his thoughts were in relation to the future use of the site.

### **3.0 Background.**

3.1 It was confirmed that the site fell within the existing Cleadon Lane Industrial Estate and the current use category was for 'Light Industrial'.

3.2 Merv Butler confirmed that the Neighbourhood Plan which had been agreed in 2021, envisaged that in the first instance the Estate, including the site in question, should be used for employment purposes.

3.3 It was noted that the site was adjacent to the former Mayflower Glass site which had recently been granted planning permission for 9 Town Houses.

### **4.0 Recent Progress.**

4.1 EBD said that his consultants had carried out some work to market the site, and that his initial thoughts were to make use of the existing buildings and bring new tenants in. His preferred option was to create space for smaller businesses such as a gymnasium, barber, bathroom outlet, health, cafe, and a nursery. In short, businesses which would provide services to the existing neighbourhood.

4.2 EBD confirmed he has had pre application discussions with South Tyneside Planning Department. A fish and chip shop/restaurant had been suggested for one unit, but this had not received support from the Authority, who seemed concerned on highway grounds.

4.3 EBD stated that he wished to allay any fears that he would use the site for licenced premises such as a night club, bars or disco, and he was acutely aware of the problems caused by large delivery vehicles associated with the past use of the site.

4.4 EBD said he would welcome any interest in the site from small businesses wishing to relocate.

### **5.0 Future Progress**

5.1 It was agreed that Forum members would be apprised of the meeting and that EBD would endeavour to keep the Forum in touch with developments.