

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0210/16/COND
Proposal: Discharge of Condition 11 - Landscaping and Maintenance Plan - relating to previously approved Planning Application ST/0081/13/FUL
Location: Trinity South Housing Development, Eldon Street, South Shields

Trinity South land bordered by Laygate, Eldon Street, Reed Street, Western Approach and including Rekendyke Lane, Havelock Street, southern section of Frederick Street and part of New George Street, Car Park Laygate

1,2-9 Eldon Street, Garden Gate Drive, Harvey Close, High Shields Close 14-29 Laygate, Lyons Way, O'Leary Close, Palace Close, Plessey Walk

Description of the site and of the proposals

Planning permission (ref: ST/0081/13/FUL), was granted consent on 29/04/2013 for the proposed residential development of 222 dwellings and associated infrastructure, landscaping and boundary treatments, together with new and revised public car parking facilities and car parking for the Trinity Medical Centre and St Georges Medical Centre, and proposed new bus lay-by on Western Approach, South Shields. Planning permission was granted subject to conditions.

Included within the development were areas of public open space, street furniture, landscaping and children's play areas – including a formal play space and incidental play features.

Conditions 11 stated:

Notwithstanding the details submitted as part of these proposals, no dwelling shall be occupied until a schedule of maintenance of the landscaping scheme, has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the management responsibility for maintenance, the duration, frequency, and operations to be undertaken and arrangements for its implementation and details of the replacement policy for damaged or diseased plants. The approved landscape scheme (in pursuance of condition no. 10) shall be maintained in accordance with the approved schedule.

To ensure a satisfactory standard of development, mitigate adverse impacts on biodiversity and to provide any appropriate screening in accordance with South Tyneside Local Development Framework Policy DM1(A, and D).

Details for the soft landscaping scheme have been submitted for the development in respect of condition 10 (ref: ST/0208/16/COND) which includes a linear park and areas of planting throughout the development. The details submitted for condition 11 relate to the maintenance of these areas of landscaping.

Publicity / Consultations (Expiry date N/A)

1) Neighbour responses

None

2) Other Consultee responses

(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

Various consultations throughout assessment of condition with:
Community Safety
Landscape
Play Team
Regeneration Team.

Please refer to main file for comments. Final details were considered to be acceptable.

Assessment

Since the original submission of details, the landscaping proposals have been amended and details added to reflect comments from the Council's Landscape Team, Community Safety and Play Team.

The details submitted for the maintenance of the landscaped areas have been reviewed and it is considered that the frequency and operations to take place are acceptable and suitable for the landscaping proposed. The landscaping will be privately managed and maintained by Kingston Property Services and not maintained by South Tyneside Council.

It is considered that the details are acceptable and would ensure a satisfactory maintained play area and areas of incidental play in accordance with LDF policy DM1.

Condition 11 has been screened in the context of the condition being a 'subsequent application' as part of a multi-stage consent through the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 concluding that the information submitted with regards to the condition would be unlikely to have significant environmental effects that would require the carrying out of an Environmental Impact Assessment (and that would lead to the need to submit an Environmental Statement).

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Approve Details of Condition

Informatives

- 1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

List of approved plans for standard note

Drg no. 692_005 rev F received 17/07/2018.

Drg no. 692_107 rev E received 13/10/2016.

Landscape Management and Maintenance Plan – General Landscape Areas, Public Open Space and Semi-Private Areas, version 4, Southern Green received 15/07/2016 and re-issued 31/01/2018.

Case officer: Helen Lynch

Signed:

Date:

Authorised Signatory:

Date: