DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0823/17/COND
Proposal: Discharge of Condition 4: Landscaping Scheme. Relating to previously approved planning application Ref. ST/0593/16/FUL.
Location: The Mariner
Mortimer Road
South Shields
NE34 0RU

Site Visit Made: 12/10/2017

Relevant policies/SPDs

1 DM1 - Management of Development (C)

Description of the site and of the proposals

Planning permission ST/0593/16/FUL was granted on 3rd October 2016 for the following:

> 'Change of use from a Public House (Class A4) to a Retail Shop (Class A1) with single storey rear extension, ATM to front elevation and new boundary treatments. Widening of the existing vehicle access from Mortimer Road.'

Planning permission was granted subject to 9 conditions. This application provides details of Condition 4 relating to landscape details.

Condition 4 states:

'Notwithstanding the information already submitted, the hereby approved development shall not be occupied until a landscaping scheme, including details of both hard and soft landscaping, has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the type, height, species and location of all new trees and shrubs as well as any proposed seeding, turfing, and hard surfacing materials. The scheme shall also include details of all phasing works to secure the completion of the approved landscaping scheme on site.

Any newly planted tree or shrub that is removed, dies or becomes seriously damaged or diseased within a period of 5 years from the completion of the total scheme shall be replaced not later than the next planting season after the loss or damage has been identified, by others of similar size and species (unless otherwise agreed in writing by the Local Planning Authority).

To compensate for the loss of the street tree at the vehicle entrance to the site from Mortimer Road and to achieve a satisfactory standard of development in accordance with South Tyneside Local Development Framework Policy DM1.'

Landscape detail Drawing Nos. S3_001 Rev D and S3_001L Rev D have been submitted seeking to discharge this condition. This largely illustrates ornamental shrub planting as well as a replacement tree within the existing planters along Cauldwell Avenue and Mortimer Road.

Publicity / Consultations (Expiry date 21/09/2017)

1) Neighbour responses
N/A

2) Other Consultee responses

Landscape Officer- No objections to revised drawings rec'd 01/11/2017

Initial Landscape Officer comments (rec'd 03/10/2017) requested further information on the proposed replanting within the existing borders as well as the size of the proposed tree. Raised no objection to the location of the proposed replacement tree.

Assessment

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

The main issue relevant to the assessment of the details of the condition is whether the proposed landscape details would be acceptable. These comprise largely of shrub planting within the existing planters along Cauldwell Avenue and Mortimer Road as well as a replacement tree to compensate for the loss of the street tree (on Mortimer Road) as a consequence of the vehicular access being widened. The Council's Landscape Officer has stated that this landscaping would be acceptable. It is therefore considered that it would be in accordance with Local Development Framework (LDF) Development Management Policy DM1 (C), and so it is recommended that the condition be discharged.

Recommendation

Approve Details of Condition

Informatives

1 For the avoidance of doubt this decision relates to Landscape Details Drawing Nos.

-S3_001 Rev D rec'd 01/11/2017; and
-S3_001L Rev D rec'd 01/11/2017.

List of approved plans for standard note

Plan Reference

Drg No. S3_001 Rev D rec'd 01/11/2017

Drg No. S3_001L Rev D rec'd 01/11/2017

Case officer: Helen Kelly
Signed:
Date:

Authorised Signatory:
Date: