DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0084/18/COND
Proposal: Discharge of Condition 17 - Temporary Screening to the North Eastern and South Eastern Boundaries - relating to previously approved planning application ST/0322/17/FUL.
Location: Land at the junction and bounded by Whitburn Road and Moor Lane East Boldon

(Vacant formerly Vinci Construction UK Ltd Moor Lane)

Relevant policies/SPDs

1 DM7 - Biodiversity and Geodiversity Sites

2 LDF CS EA3 - Biodiversity and Geodiversity

Description of the site and of the proposals

Planning permission for the demolition and clearance of existing vacant industrial buildings/infrastructure and the erection of 18 residential properties with associated access, open space and landscaping was granted consent on 24 November 2017. This permission was granted subject to a number of planning conditions. This report relates to the submission of details in respect of condition 17.

Conditions 17 stated;

No development, demolition, or earth moving shall take place, and there shall be no materials or machinery brought onto the application site until temporary screening, the details for which shall be submitted to and approved in writing by the local planning authority, has been erected on the north-eastern and south-eastern boundaries of the site reducing the visual disturbance to the birds using Boldon Flats LWS. The temporary screening shall be maintained during the whole of the construction period in accordance with the approved details.

In accordance with the recommendations of the applicant's Ecological Survey received 11/09/2017 and in the interests of safeguarding biodiversity in accordance with Local Development Framework, Core Strategy Policy EA3 and Development Management Policy DM7.

Publicity / Consultations (Expiry date N/a)

1) Neighbour responses

N/a

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

Countryside Officer –

My comments on this application relate to its potential to impact on biodiversity including: statutory and non-statutory designated sites; statutory protected species; and priority species and habitats listed in the UKBAP and/or Durham BAP.

I am satisfied that the details submitted will provide the requisite visual screening to minimise visual disturbance of birds on Boldon Flats.

Assessment

The submitted details identify that a 2.4m high plywood timber boundary fixed to timber rails and posts would be erected partially along the north-eastern boundary of the site as temporary screening. Additionally a 2.4m high, 18mm thick plywood would be fixed to the existing metal palisade fencing along the south east and along the remainder of the north eastern boundary to the site. The timber plywood would be finished with a paint finish. The purpose of the boundary is to reduce the visual disturbance to the birds using Boldon Flats Local Wildlife Site during construction works.

The Council's Countryside Officer has been consulted on the submitted details and has confirmed that these are acceptable.

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 GEN.60A.110 Rev P1 received 19/01/2018

Case officer: Helen Lynch
Signed:
Date: 27/02/2018

Authorised Signatory:
Date: