DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0238/18/COND
Proposal: Discharge of Condition 15: Soft Landscaping - relating to previously approved Planning Application ST/1198/16/FUL.
Location: 1-50 Seymour Court
South Shields

Site of Former Harton Centre
52 Harton Lane
South Shields
NE34 0EE

Relevant policies/SPDs

1 DM1 - Management of Development

Description of the site and of the proposals

ST/1198/16/FUL granted planning permission for demolition of existing building and erection of residential retirement block comprising of 49 dwellings (Category II Retirement Living Accommodation) with communal facilities, car parking and landscaping. New vehicle access egress with detached electricity substation from Ambleside Avenue.

Condition 15 relates to (in summary) the provision of a detailed soft landscaping plan/specification, as the approved proposed layout plan showed this illustratively; together with its installation and that it is maintained for at least five years.

Publicity / Consultations

1) **Neighbour responses:** Not applicable

2) **Other Consultee responses:**

Landscape Architect:

- Initial response (dated 17/04/18) requested the plans were amended show root barriers for extra heavy standard trees near to the adopted footpath, to stop root damage.
- Final response (dated 18/06/18) advised the amendments requested have been made, so satisfied with the plans and that the condition can be discharged.

Assessment

As can be seen in the preceding section, the proposed soft landscaping plans have been amended to address the initial points that were raised by the Council's Landscape Architect.

It is therefore considered that the amended plans are acceptable, in accordance with DM1 and that this condition may be discharged.

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

List of approved plans for standard note on decision letter

Plan Reference

Drg No NE-2086-05-LA-02 Rev. A received 31/05/2018

Drg No NE-2086-05-LA-01 Rev. B received 31/05/2018

Case officer initials:
Date:

Authorised Signatory:
Date:

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