DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0587/18/COND
Proposal: Discharge of Condition 21: Off-site highway works. Relating to previously approved planning application Ref. ST/0322/17/FUL.
Location: 151-161 (odd) Whitburn Road & 1-12 Sandpiper View
East Boldon.
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 DM1(G) - Management of Development

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 21.

Condition 21 stated:

The off-site highway works to Whitburn Road and Moor Lane, comprising the re-aligned public footway, the provision of 2no. visitor parking bays, new road markings under an amended Traffic Regulation Order, new footpath along Moor Lane and new speed restriction signage shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be completed prior to the first occupation of the hereby approved development.

Reason: In the interests of safeguarding highway safety in accordance with adopted South Tyneside Local Development Framework Policy DM1 (G).

The details as originally submitted have been revised to address consultation comments and matters raised by Traffic and Road Safety.

The applicant has submitted the following (amended) details to discharge this condition:

Drg No. CLXX(90)1003 rev E received 18/10/2018
ENG-066-800 rev P1 received 02/05/2018

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)

Traffic and Road Safety:
Initial comments:
Section 38 Plan does not include alterations to footpath on the northern section of Whitburn Road. The blue cross hatch currently shown on Whitburn Road should be solid blue, as it will be offered for adoption, it should also line through, extending into the rear of the parking bay.

Alterations to the TRO on Whitburn Road is not shown on this drawing, but is required. Relocation of 30mph sign is approved in principle, but will still require dialogue with the Parking Team.

Final comments:

Happy with the layout as shown on the plan Drg no. CLXX(90)1003 rev D, although this has since been amended to show a change in lighting column positions – rev E.

The layby and relocation of the speed limit remains unchanged. Seeking confirmation from the applicant that the applicant will be funding the various TRO changes including physical works to enable parking Team to progress.

Case Officer note: Raised reference to amended plan (rev E) with applicant and received confirmation that rev D has been superseded. Contact details provided for Parking Team to progress TRO / secure payment.

Parking Manager:

*Initial comments***:**

Questions concerning payment for amended TRO.
Concern regarding the location of proposed visitor parking bays and whether these will be used by residents of the development as opposed to metro users.

Case Officer comment:
Payment will fall to the developer / applicant (this has been confirmed by e-mail dates 18-10-2108). In terms of layout, the location of the parking bays has been approved through the original grant of permission. No comments were received from the Parking Team when consulted on the original application in this regard. The layout is such that a number of properties will face onto Whitburn Road, so there will be surveillance from residents, which will hopefully deter any non-resident / non-visitor use. The yellow lines will remain except for the length of the layby / parking bays so further parking will not be permitted.

Final comments:

No further comments

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 scheme would satisfy the requirements of condition 21.

The reason for the condition was to safeguard highway safety, ensuring that the off-site highway works comprising re-aligned and new footpaths, visitor parking bay provision, new road markings and new speed restriction signage are acceptable.

Following amendments to the scheme and following consultation with Traffic and Road Safety and the Council's Parking Manager, the details are considered to be acceptable and it is therefore recommended that Condition 21 can 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

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 NOTE TO APPLICANT

For the avoidance of doubt, this decision relates to the following drawings:

Drg no. CLXX(90)1003 rev E received 18/10/2018
Drg no. ENG-066-800 rev P1 received 02/05/2018

List of approved plans for standard note

Plan Reference

Drg No. CLXX(90)1003 Rev E received 18/10/2018

Drg No. ENG-066-800 Rev P1 received 02/05/2018

Case officer: Helen Lynch
Signed:
Date: 18/10/2018

Authorised Signatory:
Date:

«END»