DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/1017/18/COND
Proposal: Discharge of Condition 8: Phasing Plan. Relating to previously approved 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 LDF CS EA1 - Local Character and Distinctiveness

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 8.

Condition 8 stated:

Prior to the construction of the hereby approved dwellings above ground level a phasing plan to secure the completion of the proposed 1800mm high dwarf brick wall and timber infill fencing and brick pier boundary treatment, as shown on Drg Drawing ref: GEN-60A/011 rev p8 received 18/09/2017 and GEN/60A/800 - W012 received 11/09/17 to the north-eastern and south-eastern boundary shall be submitted to and approved in writing by the local planning authority.

The application site is bounded to the north east and south east by Boldon Flats Local Wildlife Site which is an important wildlife habitat due to its areas of lowland meadow and pasture that are flooded to support a great number of wetland birds. Unauthorised access onto this land, particularly by future occupiers (and pets) of the application site, is likely to have an adverse impact upon this habitat. The boundary treatment incorporating a brick wall would provide a permanent enclosure along this north eastern and south eastern site boundary. In the interests of safeguarding biodiversity in accordance with Local Development Framework Policies EA1 and EA3.

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)

Countryside Officer

Satisfied that the details submitted are adequate and sufficient to discharge the condition.

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 8.

The reason for the condition was to prevent unauthorised access onto the adjacent land. The application site is bounded to the north east and south east by Boldon Flats Local Wildlife Site (LWS) which is an important wildlife habitat due to its areas of lowland meadow and pasture that are flooded to support a great number of wetland birds. Access onto this land, particularly by future occupiers (and pets) of the application site, would have an adverse impact upon this habitat. As such it was considered that a boundary treatment incorporating a brick wall would provide a permanent enclosure along this north eastern and south eastern site boundary. The timing for the delivery of this permanent enclosure was therefore deemed necessary.

The Phasing Plan submitted identifies that the boundaries to the north (Whitburn Road), north eastern and south eastern boundaries to the LWS and a partial boundary along Moor Lane will be built with the housing (plots 1-6 fronting onto Whitburn Road) associated with phase 1.

Following consultation with The Council's Countryside Officer, who advised at the application stage that condition 8 was required, the details are considered to be acceptable and it is therefore recommended that Condition 8 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.

List of approved plans for standard note

Drg No. GEN/60A/905 Rev A received 07/11/2018

Case officer: Helen Lynch
Signed:
Date: 13/12/2018

Authorised Signatory:
Date:

«END»