DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0041/19/COND
Proposal: Discharge of Condition 19: Information Board. 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 LDF CS EA3 - Biodiversity and Geodiversity
2 DM7 - Biodiversity and Geodiversity Sites

Description of the site and of the proposals

Planning permission ST/0322/17/FUL was granted on 24th November 2017 for the following:

> '*Demolition and clearance of existing vacant industrial buildings/infrastructure and erection of 18 residential properties, with associa ted access, open space and landscaping.'*

Planning permission was granted subject to 21 conditions. This application provides details of Condition 19 relating to the information board details.

Condition 19 states:

'Before the first occupation of any dwelling, details of an information board located within the red line planning application site, and outlining the importance of Boldon Flats LWS and detailing local green infrastructure must be submitted to and approved in writing by the Local Planning Authority and subsequently implemented on site and maintained in perpetuity. The details should include the proposed location of the board and the content and design of the information on the board. The agreed details shall be completed prior to the first occupation of the development and retained henceforth.

In accordance with the recommendations of the applicant's Ecological Survey received 11/09/2017 and to provide information to educate local residents on the importance of Boldon Flats LWS and local green infrastructure and provide mitigation disturbance and adverse impacts on birds from residents and their pets in accordance with Local Development Framework, Core Strategy Policy EA3 and Development Management Policy DM7.'

A copy of the information signboard entitled 'Boldon Flats Local Wildlife Site', as well as a location plan and specification details of the signboard were submitted seeking to discharge this condition.

Publicity / Consultation

1) **Neighbour responses**
   N/A
2) **Other Consultee responses**

Countryside Officer - The proposals were considered by the Countryside Officer and view the application as acceptable.

Assessment

The main issue relevant to the assessment of the details of the condition is whether the proposed information signboard details are acceptable. The submitted drawings detail the information that would be included on the information signboard, and the Council's Countryside Officer does not offer any objections to the discharge of this condition.

The design, materials and location of the notice board is not considered to be detrimental to the character and appearance, particularly with relation to the internationally significant site, and it is therefore considered to be acceptable.

It is therefore considered that it would be in accordance with Local Development Framework (LDF) Core Strategy Policies EA3 as well as Development Management Policy DM7 and so it is recommended that the condition 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 (paragraphs 186 & 187) to seek to approve applications for sustainable development where possible.

List of approved plans for standard note

Plan Reference

- Drg No. GEN/60A/920 Rev P3, received 10/09/2019
- Drg showing 'Boldon Flats Local Wildlife Site' information signboard, received 10/09/2019

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

«END»