DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0789/19/COND
Proposal: Discharge of Condition 13 - Landscape Management and Maintenance - relating to previously approved Planning Application 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 - Management of Development (A and B)
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 associated access, open space and landscaping.'*

Planning permission was granted subject to 21 conditions. This application provides details of Condition 13 relating to landscape management and maintenance.

Condition 13 states:

'Before the first occupation of any dwelling hereby permitted, details for the landscape management and maintenance shall be submitted to and approved in writing by the Local Planning Authority and subsequently carried out in accordance with the approved details for the lifetime of the development.

In order to ensure a satisfactory standard of development in the interests of ecology enhancement and the amenity of the area in accordance with Development Management Policies DM1 and DM7 of the South Tyneside Local Development Framework.'

A landscape management and maintenance plan was submitted seeking to discharge this condition.

Publicity / Consultation

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

Landscape - *In relation to planning condition ST/0789/19/COND we have reviewed the proposal for the management of the unadopted amenity areas and consider the contents thereof to be satisfactory with one minor comment. During the summertime there may be periods of weather which would require grass cutting more frequently than once per month as described*.

Case officer comment: The landscape management and maintenance document has been amended to include the wording '*during summer months the grass may need to be cut more frequently'*.

Assessment

The Council's Landscape team has assessed the details submitted and have advised that the proposal would be acceptable.

It is therefore considered that it would be in accordance with Local Development Framework Development Management Policies DM1 and DM7 and so it is recommended that Condition 13 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 NOTE TO APPLICANT
For the avoidance of doubt this decision relates to the Landscape Maintenance and Maintenance plan, received on 23/10/2019

Case officer: Emma Thomas
Signed:
Date:

Authorised Signatory:
Date:

«END»