

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0536/21/COND
Proposal: Discharge of Conditions 20: Visitor Parking and Lay-by Parking, Road Markings and Road Widening Works Phasing Plan - relating to previously approved planning application ST/1107/18/FUL.
Location: Site of Former Farding Square (1-108) and associated public open space, land to the north of Lake Avenue South Shields

Relevant policies/SPDs

1 DM1 (G) - Management of Development

Description of the site and of the proposals

Planning permission was granted on 07/07/2020 for the erection of 62 residential units and provision of associated infrastructure, including vehicular access, parking, the widening of the existing highway to the rear of Nos. 312-346 (even) Prince Edward Road, the widening of the existing highway to the rear of Nos. 4-34 (even) Lizard Lane, landscaping and boundary treatment. Stopping up of highways at the former site of Former Farding Square (1-108) and associated public open space, land to the north of Lake Avenue, South Shields.

Planning permission was granted subject to conditions.

Condition 20 stated;

'Prior to the first occupation of the dwellings hereby approved, a phasing plan to secure the completion of the proposed visitor parking and lay-by parking, road markings and road widening works to the rear of Nos. 312-346 {even} Prince Edward Road and the road widening works to the rear of Nos. 4-34 {even} Lizard Lane, as shown on Drawing Number GEN/63A/004 Rev P13 (Proposed Site Plan) received 12/12/2019, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in strict accordance with the approved details and the completed works shall be retained henceforth.

To ensure that the development maintains the free flow of traffic within the area in the interests of highway safety in accordance with Development Management Policy DM1(G) and SPD6 of the South Tyneside Local Development Framework.'

A phasing plan have been submitted for consideration to discharge the condition.

Publicity / Consultations (Expiry date 07/07/2021)

1) Neighbour responses

N/A

2) Other Consultee responses

Traffic & Road Safety -

Initial comments - Vehicle access will be restricted to rear of Prince Edward Road. This needs to be communicated with residents and allowances made for bin collections and deliveries to said

properties. When lane widths are restricted it may be advisable for the developer to operate a one-way system over the restricted length to avoid clashes.
The phasing overview extract on plan 2 should be clear that the green and orange works will be undertaken first and that this is to accommodate all site traffic movements as none are to use the rear lanes.

The drawing would also benefit from some kind of flow chart showing overlaps between phases of the lane widening works, with estimated start dates. Full road closures will require that residents are given assistance on bin collection days etc. TTRN will be required for closures and should be applied for well in advance

Final surfacing works of road widening should be undertaken at the end of works to that frontage.

Officer note – The initial comments from Traffic & Road Safety were sent to the applicant and in response a second plan was submitted to the Council by the applicant along with some supporting text. This was then forwarded on to the Traffic & Road Safety team for further consideration.

Second Comment - The plans for condition 20 are acceptable.

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The Council's Traffic and Road Safety team (as the Local Highway Authority) has assessed the details submitted and have advised that they approve the drawings and are suitable to discharge the condition.

As such, it is considered that the proposed phasing drawings are acceptable and in accordance with Local Development Framework (LDF) Policies DM1(G).

It is recommended that Condition 20 be discharged.

Recommendation

Approve Details of Condition

Informatives

- 1 NOTE TO APPLICANT
For the avoidance of doubt this decision relates to the S278 Works Phasing Drawing - Drg No ENG-069-2650 Rev P3 (received on 24/08/2021) and S278 Works Phasing Drawing - Drg No ENG-069-2651 Rev P4 (received on 24/08/2021).

Case officer: Emma Thomas

Signed: Emma Thomas

Date: 16/09/2021

Authorised Signatory:

Date:

«END»