

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0470/22/FUL
Proposal: Erection of a new granite war memorial to stand on existing site. Granite base and columns, with granite statues and metal clock face.
Location: Land Between Hubert Street and Cotswold Lane
Boldon Colliery

Site Visit Made: 02/08/2022

Relevant policies/SPDs

1 DM1 - Management of Development (A, B, and E)

Description of the site and of the proposals

The application site consists of a roughly triangular area of public open space between Hubert Street and Cotswold Lane, Boldon Colliery. The site is mainly hardsurfaced, with an area of screen planting along the highway boundaries. There is an existing raised circular platform which is used for the siting of a Christmas Tree. To the rear of the site are the dwellings that form Gibsons Court. To the south of the site is the ASDA Boldon Supermarket and associated car park.

Planning permission is sought for the erection of a War Memorial at the above site. The proposed Memorial would consist of a raised platform, with a central column with the refurbished 1956 War Memorial Clock on top, flanked by the statues of two soldiers.

Publicity / Consultations (Site Notice Expiry date 23/08/2022)

1) Neighbour responses

None

2) Other Consultee responses

None

Assessment

The application proposes erection of a small war memorial in a publicly maintained area in front of the local authority-built houses on Gibsons Court.

The small structure will be a War Memorial, an indication of both community spirit and the social development of the area, which in the context of Policy DM1 (A and E) and the advice of part 8 of the National Planning Policy Framework is to be encouraged, and will reflect a quality of sense of place, as per part 12 of the NPPF.

There are no obvious implications for surrounding residential privacy or amenity. No objection has been received to the proposal, which is considered 'sustainable development'.

For the reasons set out above, the proposal is acceptable and considered to accord with relevant policies.

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

Recommendation

Grant Permission with Conditions

Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.
- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Proposed Plan [side A elevation, front elevation, side B elevation] received 30/05/2022
Proposed elevation plan [colour visualisation] received 08/07/2022
Proposed layout plan received 08/07/2022
Proposed Location Plan received 08/07/2022

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

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.

Case officer: Adam Williamson

Date: 01/09/2022

Authorised Signatory: *G. Simonette*

Date: 01/09/2022

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