DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0779/22/LAA
Proposal: Installation of a Covid memorial statue. The memorial will be constructed in granite and is mid grey in colour. The memorial will be square base plinth, the sides will be weaving cut. Upon the plinth is a cuboid. The top and sides of which will be weaving cut. The front and rear of the memorial will be polished granite. Toward the top of the cuboid is a cut out hole.
Location: Land between Gibson Court and Hubert Street, Boldon Colliery

Site Visit Made: 12/10/2022

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 hard-surfaced, 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 Covid memorial statue. The proposed memorial statue would be constructed in granite and would be mid grey in colour. The statue would have a square base plinth and the sides would be weaving cut. On top of the plinth would be a cuboid which would measure a height of 1.575m, measure a depth of 0.17m and measure a width of 0.406m. The top and sides would be weaving cut and the front and rear sides would be polished granite. A hole would be cut out towards the top of the statue.

The proposed Covid Memorial Statue would be located along the inner side of the screen planting which runs along the north-western boundary shared with Cotswold Lane.

Publicity / Consultations

Neighbour notification expiry date – 07/11/2022
Site notice expiry date – 02/11/2022

1) **Neighbour responses**
   None received

2) **Other Consultee responses**
   None

Planning History

Reference: ST/0470/22/FUL
Description: Erection of a new granite war memorial to stand on existing site. Granite base and columns, with granite statues and metal clock face.
Decision: Grant Permission with Conditions
Date: 12/09/2022

Assessment

The application proposes to erect Covid Memorial Statue in a publicly maintained area. A War Memorial is to be installed close by to the Covid Memorial Statue however the Covid Memorial Statue would be located at a sufficient distance. The proposed statue would not adversely impact the open space provided and would also not detrimentally impact the character of the area. It is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policies DM1 (A and E).

NPPF part 8, identifies three overarching objectives to sustainable development, which includes 'social objectives' to development, which is considered to be appropriate within the context of this proposal. This social objective seeks to support strong, vibrant and healthy communities, and foster well-designed, beautiful and safe places, with accessible open spaces that reflect current and future needs and support communities' health, social and cultural well-being. It is considered that the statue is an indication of both community spirit and the social development of the area.

Furthermore, Local Development Framework Policy DM1 criterion A, seeks development to be designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity. Additionally, policy DM1 criterion E proceeds to state that '*the design of buildings and external spaces incorporates focal points and landmarks to aid recognition and legibility of the townscape and streetscape, including public art, where possible*.'

Inscriptions are proposed to the front of the statue however the final design has not yet been decided. A condition has therefore been included stating that before the statue is erected, a discharge of condition application must be submitted which includes the final design of the inscribed area. A materials condition has also been included in the interests of visual amenity.

There are no obvious implications for surrounding residential privacy or amenity. No objection has been received to the proposal. The development is considered to be in accordance with Policy DM1 (B).

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 Elevations (sections and front) - Received 13/09/2022
Proposed Elevations (front and side view) - Received 13/09/2022
Additional Information – Section - Received 07/11/2022

Additional Information – 3D image received 07/11/2022
Site Plan – Received 13/09/2022

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.

3

The external materials to be used to carry out the development hereby permitted shall be as those stated upon the submitted plan listed in condition 2 (unless alternatives have been previously submitted to and agreed in writing by the Local Planning Authority pursuant to this condition and development is then carried out in accordance with them).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

4

Before any work is commenced on site details of the inscriptions proposed on the front elevation of the Covid Memorial Statue shall be submitted to and approved by the Local Planning Authority.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

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.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Case officer: Emma Thomas
Signed: Emma Thomas
Date: 16/11/2022

Authorised Signatory:
Date:

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