DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0586/23/FUL
Proposal: Installation of a GRP substation on behalf of British Telecom, at the Telephone Exchange building in South Shields
Location: Telephone Exchange Building
Claypath Lane
Crossgate
South Shields
NE33 4PE

Site Visit Made: 01/09/2023

Relevant policies/SPDs

1 DM1 - Management of Development (A, B, G, K and M)

Description of the site and of the proposals

The Telephone Exchange Building is located close to South Shields town centre, bounded by Crossgate to the north, Claypath Lane to the south, Westoe Road to the east and a vacant site to the west. This application seeks planning permission for the erection of a substation within the site compound.

Publicity / Consultations (Expiry date 22/09/2023)

17 neighbours sent letters of direct notification and site notices posted.

1) Neighbour responses

None

2) Other Consultee responses

Transport Development Officer: No issues arise from the proposal. The details of the application have been examined and are considered acceptable, the Highway Authority therefore has no objections to the proposal.

Environmental Health: As LLFA (Lead Local Flood Authority) this application is not classed as a Major development. According to the Environmental Agency and STC Strategic Flood Risk Assessment data there is no potential to flood during storm conditions, therefore the development doesn't come under the Statutory Requirement of the LLFA to be consulted in respect of surface water flood management.

The LLFA would have no further comment on the application and there would not be a requirement for a Drainage Strategy or Flood Risk Assessment.

The surface water discharge should be dealt with in accordance with The Building Regulations 2010. Approved Document Part H (Drainage & Waste disposal). The applicant should adhere to a Hierarchy of Preference as contained within the Building Regulations which propose the surface water should be discharged :-

1. To a soakaway or infiltration system, or where it is not reasonably practicable,
2. To a watercourse (either open or closed) or where it is not reasonably practicable,
3. To a Sewer

Note: There should be no discharge of surface water onto the highway or any other neighbouring land from the development.

No comments to make in relation to land contamination.

Assessment

In assessing this application, due regard has been had to the requirement of Section 149 of the Equality Act 2010. The main issues relevant to the determination of this application are the:

- Design of the proposal and its impact on visual amenity;
- Impact on highway safety; and
- Impact on residential amenity.

Design / visual amenity

The proposal comprises of an electricity substation located within the site compound. Given the existing fencing bounding the site, and the size of the substation, it is considered that the whole proposal would convey sensitive consideration to its surroundings having regard to its scale, proportion and use of predominantly GRP materials. The proposal is therefore considered acceptable in terms of its design and also local visual amenity, and would accord with LDF Policy DM1 (A).

Impact on highway safety

The proposal is not considered to give rise to any material harm to highway safety, having regard to the responses from the Transport Development Officer. In this regard, the proposal would accord with LDF Policy DM1 (G).

Impact on residential amenity

There are no residential properties in close proximity and as such the proposal would not give rise to any material harm to residential amenity, and would therefore accord with LDF Policy DM1 (B).

Other matters

No concerns have been raised in respect of flooding or land contamination and the proposal would accord with LDF Policy DM1 (K and M).

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

Planning Application Drg. No. 1077589-101-PP received 04/08/2023
General Arrangement / Plan & Elevations Ref. No. C1063405 Rev. A received 04/08/2023

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 surfaces of the development hereby permitted shall be as stated on the submitted plans as referenced in condition 2 and planning application form received 04/08/2023.

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: Nick Graham
Signed: N. Graham
Date: 28/09/2023

Authorised Signatory:
Date:

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