GEORGE F.WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

Planning Statement

Vacant Formerly Boldon CE Primary School
Rectory Bank
North Road
West Boldon

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Prepared by
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CONTENTS

1.0 INTRODUCTION 1
2.0 SITE AND SURROUNDINGS 2
3.0 PLANNING BACKGROUND 2
4.0 PROPOSED DEVELOPMENT 3
5.0 PLANNING POLICY 4
6.0 PLANNING ASSESSMENT 4
7.0 CONCLUSION 6

INTRODUCTION

1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr Telford (the 'Applicant') to submit a full planning application for the change of use of grassland to residential curtilage.

1.2 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations.

1.3 In addition to this statement, the application also comprises the following.

- Site Location Plan
- Existing Site Plan
- Proposed Site Plan

SITE AND SURROUNDINGS

2.1 The application site ('the Site') is an existing area of grassland located to the west of permitted application ST/0139/22/FUL which enables the provision of 5no. dwellings. in the settlement of West Boldon.

2.2 The site is within the built-up area of West Boldon within close proximity to services including supermarkets, pubs and restaurants, a church, post office and Schools.

2.3 The site is further detailed on the submitted Location Plan.

2.4 The site is bound by:

- The approved development site ST/0139/22/FUL to the east, with North Road and residential properties beyond.
- Vegetation and grassland to the north and west, with residential dwellings beyond; and
- Residential properties to the south.

2.5 The Environment Agency flood risk map for planning illustrates the site is located within flood zone 1 and is therefore considered to be at low risk of flooding.

2.6 A review of the Historic England map has identified that there are no listed buildings on or near the site, however the site is located within the West Boldon Conservation Area.

2.7 The South Tyneside Site-Specific Allocations Development Plan Document Proposals Map (adopted April 2012) illustrates that the site is designated as Strategic Recreational Open Space and Playing Fields.

PLANNING BACKGROUND

3.1 The South Tyneside Council public planning portal has identified the following past planning applications on the site.

- ST/0139/22/FUL – Development of 5no. dwellings, with associated access, amenity space, landscaping and car parking – Approved July 2023
- ST/0676/19/FUL – Erection of 14 no. 3 and 4 bed residential units including associated access, infrastructure and landscaping – Withdrawn
- ST/1087/18/FUL – 16 no. residential dwellings, associated access, infrastructure and landscaping – Appeal Dismissed November 2019

PROPOSED DEVELOPMENT

4.1 This application is in full and includes all necessary supporting information.

4.2 The proposed development seeks planning permission for the change of use an existing area of grassland to residential curtilage.

4.3 The change of use is associated with the adjacent development site which benefits planning permission under application ST/0139/22/FUL, for the development of 5no. residential dwellings. The change of use will provide additional garden space for the adjacent dwelling.

4.4 The land was previously associated with West Boldon C of E Primary School, which closed in 2009 and was subsequently demolished.

PLANNING POLICY

5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.2 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in July 2018 (The Framework), with further alterations in February 2019, July 2021 and September 2023. The Framework sets out the Government's planning policies for England and how these should be applied.

5.3 The Government have confirmed that the Framework is a material planning consideration and should be taken account of when making decisions. It is therefore anticipated that the planning application will be considered against the statutory development plan and National Planning Policy Framework (NPPF).

Statutory Development Plan

5.4 The statutory development plan for the site consists of the South Tyneside Council Core Strategy (adopted 2007), Site-Specific Allocations Document (adopted April 2012), and Development Management Policies (adopted December 2011). It is anticipated that the following policies would be considered in the determination of this application:

South Tyneside Council Core Strategy (adopted 2007)

- Policy ST1: Spatial Strategy for South Tyneside
- Policy ST2: Sustainable Urban Living
- Policy SC1: Creating Sustainable Urban Areas
- Policy SC3 Sustainable Housing Provision
- Policy SC4: Housing Needs, Mix and Affordability
- Policy SC6: Providing for Recreational Open Space, Sport and Leisure
- Policy EA1: Local Character and Distinctiveness
- Policy EA3: Biodiversity and Geodiversity

Site-Specific Allocations (adopted 2012)

- Policy SA7: Green Infrastructure and Recreational Opportunities

Development Management Policies (adopted 2011)

- Policy DM1: Management of Development

5.5 It is noted the Local Planning Authority are in the process of preparing an updated local plan. The NPPF advises that relevant policies must be afforded weight according to the stage of preparation, therefore the more advanced the plan is in its preparation the greater the weight that may be given. In this instance the emerging plan is at an early stage therefore the policies are afforded no weight.

PLANNING ASSESSMENT

6.1 Based upon an assessment of the planning policy and material considerations, this section will assess the following key issues:

- Principle of Development
- Ecological Consideration

Principle of Development

6.2 The proposed development consists of the change of use of an existing area of grassland to provide additional residential garden space associated with one approved dwelling to the east (ST/0139/22/FUL). As illustrated within the local plan the Site forms part of an area of designated open space due to its association with the former West Boldon C of E Primary School. Policies SC1 and ST1 advise that to deliver sustainable communities development proposals should be focused and promoted within the built up area. The application site is located within West Boldon and is in close proximity to services and transport modes. The proposed development is to be associated with the permitted development to the east and will provide additional amenity space for the residents of the respective dwelling.

6.3 Policy ST2 highlights how sustainable urban living will be promoted by ensuring that the highest standards of urban design are promoted so that buildings and their settings make a positive contribution to the local area. The proposed change of use of the land to residential curtilage will contribute towards the approved adjacent residential dwellings having a positive impact towards the local area, taking into consideration sustainable and aesthetically pleasing design. As previously identified the site is considered to form an area of designated open space. Policy SC6 highlights that recreational open space and playing fields of high quality will be promoted. The importance of providing publicly accessible recreation spaces is further highlighted at Policy SA7 emphasising the need to ensure playing fields are protected.

6.4 The proposed development will consist of the change of use of a small section of land to the west of the residential development. The land currently comprises an area of grassland which does not infringe on the playing field nor will their change of use result in an impact to the use of the open space. An open space assessment is provided in support of this application however it is considered that the proposed development will not impact on the ability for residents to use or access the playing field on site. In addition the approved development to the east provides car parking to promote use of this area of greenspace. Considering the above information it is considered the principle of development complies with local and national planning policy and can be deemed acceptable.

Ecological Consideration

6.5 The NPPF advises that when determining planning applications local authorities should seek to ensure harm to biodiversity should be avoided where possible, or as a minimum adequately mitigated or compensated for. In addition, Policy EA3 highlights that biodiversity and geological conservation interests should be maintained, enhanced, restored and added to.

6.6 An Ecological Impact Assessment (October 2022) was previously provided in association with the adjacent development (ST/0139/22/FUL), and concluded that the proposals may proceed with no significant adverse effect on notable species and/or habitats. In this instance the proposed development seeks a change of use of an area of mown grassland which is not considered to be of any ecological value. It is therefore considered the proposed development can proceed without risk of ecological impact. Notwithstanding this the proposed development will involve provision of boundary treatments and landscaping which can assist with providing an ecological enhancement on the land. It is therefore considered that the proposed development complies with both local and national ecological considerations.

CONCLUSION

7.1 The planning application documentation demonstrates that the proposed change of use is an acceptable form of development and is in accordance with the development plan.

7.2 The proposed development will enable the change of use of a small section of grassland to residential curtilage associated with the adjacent development. On this basis, it is considered that the proposed development complies with both national and local planning policy and this application should therefore be found acceptable.

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