DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0782/23/COND
Proposal: Discharge of condition 13 (Tree protection measures) relating to previously approved planning application ST/0139/22/FUL
Location: Land North of Boldon CE Primary School
North Road
Boldon Colliery
NE36 0QE

Site Visit Made: N/A

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 LDF CS EA1 - Local Character and Distinctiveness

Description of the site and of the proposals

Planning permission (application reference ST/0139/22/FUL) was granted for the redevelopment of the former Boldon Church of England Primary School, North Road, West Boldon for 5 no. residential dwellings, with associated access, amenity space, landscaping, and car parking associated with the playing field.

Planning permission was granted subject to conditions.

Condition 13 stated;

No works (including demolition) shall be undertaken and no plant, machinery or building materials shall be brought to site until the detailed tree protection measures, as detailed in the Arboricultural Method Statement inc. Impact Assessment ref: ARB/CP/2492 dated April 2021 received 18/02/2022 (and in accordance with BS5387 'Trees in Relation to design, demolition and construction' 2012, and NJUG guidelines), have been carried out on site. Furthermore, in accordance with the Pre-development and Site Preparation measures, as set out in the Arboricultural Method Statement inc. Impact Assessment ref: ARB/CP/2492 dated April 2021 received 18/02/2022, no work (including demolition) shall commence on site until the project arboriculturist has checked the protective fencing and ground protection measures have been installed on site and certification of inspection has been submitted to and approved in writing by the Local Planning Authority.

The development must be undertaken on site in strict accordance with the approved details and the tree protection features and ground protection measures shall be maintained in position and in good order during the whole period of construction works on site. Works, including the excavation, removal or deposit of earth or other materials shall not be carried out within any area enclosed by protective fencing without the written prior consent of the Local Planning Authority.

To ensure that existing trees within and adjacent to the site, several of which are the subject of a Tree Preservation Order, are adequately protected during the period of construction works and to safeguard the character and appearance of the West Boldon Conservation Area in accordance with Local Development Framework Policies DM1 and DM6 and EA1 and the NPPF.

Publicity / Consultations (Expiry date N/A)

1) Neighbour responses

None

2) Other Consultee responses
(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

Tree Team
Confirmation that tree protection measures set out in the attached report are acceptable and advise condition 13 can be discharged.

Assessment

The application for the discharge of condition 13 includes a statement of an inspection of tree protection measures. The submitted details identify that the tree protection measures have been installed on site in accordance with the LPAs recommendations.

It should be noted that the Council's Tree Team, prior to the submission of the details for condition 13 discussed minor amendments to the protection measures that were detailed within the applicant's submitted tree reports accompanying application ST/0139/22/FUL. It has been confirmed, following consultation with the Council's Tree Team, that the protection measures are acceptable and condition 13 can be approved.

The proposals are therefore considered to be acceptable and in accordance with LDF policies DM1, DM6 and EA1.

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

Recommendation

Approve Details of Condition

List of plans for standard note

Tree Protection Details received 03/11/2023
Statement – Tree Report received 03/11/2023

Case officer: Helen Lynch
Signed: HL
Date: 30/11/2023

Authorised Signatory: G.Horsman
Date: 30/11/2023

«END»