South Tyneside Council

Reference:	ST/0295/24/COND
Location:	1-5 Dell View West Boldon Vacant formerly Boldon C of E Primary School North Road/Rectory Bank Boldon Colliery NE36 0QE Land North Of Boldon CE Primary School
Ward:	Boldon Colliery
Description:	Discharge of Condition 14 - Landscaping - relating to previously approved Planning Application ST/0139/22/FUL
Recommendation:	Approve Details of Condition
Case Officer:	Helen Lynch
Case Officer Contact No.:	0191 4247408 or 07741106225

Assessment

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 14 stated;

No dwelling hereby permitted shall be occupied unless and until full details of hard and soft landscaping and on-site biodiversity enhancement measures have been submitted to and approved in writing by the Local planning Authority. These details shall include:
a) Planting plans including the type, height, species, densities and location of any new trees, hedges and shrubs as well as any proposed seeding or turfing, topsoil depths, planting specification and boundary enclosure.
b) Details for 5 no. integrated roosting features for birds (on elevations facing north, north east or north west) and 4 no. integrated bat boxes on south west elevations.
c) Timing details regarding implementation thereof.

Thereafter landscaping works and biodiversity enhancement measures shall be implemented as approved in accordance with the approved timing details.

To safeguard the character and appearance of the West Boldon Conservation Area in ensure a satisfactory standard of development in the interests of visual amenity and biodiversity in accordance with NPPF and South Tyneside Local Development Framework policies EA3, DM7 and DM1.

This application seeks to approve the details required by condition 14.

To accompany this application, the applicant has submitted the following:

- Drg. no. L1119-ONE-ZZ-XX-DR-L-0201-P04 received 15-8-24, which details the means of enclosure, confirms hedgehog gaps and landscape proposals.
- Email confirmation from agent received 15-8-24 clarifying bat and bird box features to be in accordance with the specification and locations identified by the council's Ecologist.
- Bat and Bird box details emailed 16-7-24, which identifies the location of features to be installed.

The Council's Countryside Officer has been consulted on this application and raised no objections. The Council's Countryside Officer identified additional information required, which the applicant's appointed agent has submitted to accompany the application. These details are considered to be acceptable and no further consultation with the Council's Countryside Officer was considered necessary; the details being in accordance with recommendations previously provided.

A further consultation was undertaken with Landscape – no response has been received.

Therefore, it is considered that the information required by condition 14 is acceptable, having regard to consultation response in regard to the information submitted, and that the proposal would accord with LDF Policies DM7, DM1 and EA3.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference
Drg no. L1119-ONE-ZZ-XX-DR-L-0201-P04 received 15-8-24
Email confirmation from agent 15-8-24
Bat and Bird Box details e-mail confirmation 16-7-24

Case officer: Helen Lynch

Signed: HL

Date: 16/08/2024

Authorised Signatory: Seán Gallagher

Date: 20/08/2024