South Tyneside Council

Reference:	ST/0664/24/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 20 - Highway Works 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 20 stated;

Notwithstanding the details shown on drawing no. (00)391 rev G received 29/06/2022, no dwelling shall be occupied unless and until specification details in respect of the following off-site highway works and a timetable for implementation of these works have been submitted to and approved in writing by the Local Planning Authority (in consultation with Nexus):
i. The modifications, widening and resurfacing of the vehicular access to North Road, together with associated replacement / re-location of street lighting column and interactive speed sign (impacted by the widening works);
ii. Re-location of bus stop, shelter and associated infrastructure on North Road, together with provision of raised kerbing, removal / adjustments to the pedestrian guard rail, reinstatement of footway / carriageway areas, adjustments to signage, road markings, including provision of system of double white lines in the central North Road carriageway, and associated works;

and iii. Modifications/removal of the maintenance access gates from the footway of North Road (in line with the pedestrian guard rail). Thereafter, those off-site highway works shall be undertaken in full accordance with the specification and timetable details approved by the Local Planning Authority.

In the interests of highway and pedestrian safety, in accordance with the Policy DM1 of the South Tyneside Local Development Framework and the NPPF.

This application seeks to approve the details required by condition 20.

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

- Bus Stop relation details
- Completed Section 278 Agreement
- Section 278 Layout
- Private Road Construction Details
- Surface finishes and kerb notes

The Council's Transport Development Officer, as Local Highway Authority has been consulted on this discharge of conditions application and raised no objections, stating that '*the details are considered acceptable; the Highway Authority therefore has no objections to the discharge of the condition'*.

Additionally, Nexus have been consulted on the submitted details and have also raised no objections, advising that '*Nexus has no objection to the LA and supports the Discharge of Condition 20. Nexus is happy to be consulted to ensure roadside public transport infrastructure is correctly installed to support sustainable travel methods as part of new developments. In future proposals such as this, Nexus encourages continued consultation between itself, the LA and developers*.'

Therefore, it is considered that the information required by condition 20 is acceptable, having regard to consultation responses in regard to the information submitted, and that the proposal would accord with LDF Policy DM1 and the NPPF.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Plan Reference

ST066424COND Bus Stop Relocation Rev 1 011124.pdf

ST066424COND Completed Section 278 Agreement 011124.pdf

ST066424COND Private Road Construction Details Drg No 004-02 Rev B 011124.p

ST066424COND Section 278 Layout Drg No 007-01 Rev C 011124.pdf

ST066424COND Surface Finishes & Kerb Notes Layout Drg No 006-01 Rev E 011124.pdf

Case officer: Helen Lynch

Signed: HL

Date: 17/01/2025

Authorised Signatory: *G. Simmonette*

Date: 17/01/2025