



South Tyneside Council

Reference:	260575
Location:	Street Record Hubert Street Boldon Colliery NE35 9AP
Ward:	Boldon Colliery
Description:	War Memorial
Recommendation:	Grant Permission with Conditions
Case Officer:	Adam Williamson
Case Officer Contact No.:	0191 4247434 or 07741120747

Description of the Site and of the proposals

The application site consists of a roughly triangular area of public open space between Hubert Street and Cotswold Lane, Boldon Colliery. The site is mainly hardsurfaced, with an area of screen planting along the highway boundaries. There is an existing raised circular platform which is used for the siting of a Christmas Tree. To the rear of the site are the dwellings that form Gibsons Court. To the south of the site is the ASDA Boldon Supermarket and associated car park.

Planning permission is sought for the erection of a War Memorial at the above site. The proposed Memorial would consist of a raised platform, with a central column with the refurbished 1956 War Memorial Clock on top, flanked by the statues of two soldiers.

Planning permission 260445 granted planning permission for an identical memorial in a different location approximately 10 metres south east of the location proposed by this application in July 2026. A revised location is required given underground infrastructure under the previously approved location.

Relevant Planning History

The planning history of the site is as follows:

260445 War Memorial. Approved 29/07/2026

250746 Erection of a new granite war memorial to stand on existing site. Granite base and columns, with granite statues and metal clock face. Approved 22/01/2026

ST/0470/22/FUL Erection of a new granite war memorial to stand on existing site. Granite base and columns, with granite statues and metal clock face. Approved 12/09/2022

Summary of Consultation Responses

None received

Summary of Representations

No responses received

Relevant planning policy

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

The statutory development plan comprises the Council's adopted South Tyneside Local Plan 2023-2040. Relevant policies are listed below:

- Policy 47 Design Principles

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

This application seeks to amend planning permission 260445, approved on 29/07/2026 for a granite war memorial, by relocating the approved memorial approximately 10 metres to the north-west of the previously approved position.

The proposal remains a modest community feature that will contribute positively to local character and sense of place, in accordance with Local Plan Policy 47 and Section 14 of the NPPF. There are no adverse impacts on residential amenity or privacy, and no objections have been received.

The proposal is considered acceptable and accords with relevant planning policies.

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

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

Proposed Plan [side A elevation, front elevation, side B elevation] received 20/08/2026

Proposed elevation plan [colour visualisation] received 20/08/2026

Proposed layout plan Drg. No. 000102 Rev P03 received 20/08/2026

Proposed Location Plan received 21/08/2026

Any minor material changes to the approved plans will require a formal planning application under Section 73 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.

Informatives

1. Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:
Mining Remediation Authority - GOV.UK

Case officer: Adam Williamson

Date: 15/09/2026

Authorised Signatory: *G. Simonette*

Date: 15/09/2026