

Date of Committee: Wednesday 1st November 2023							
Application Number and Address: DC/23/00454/FUL Open Space At Junction Of Woodside Lane And Ryton Main Road B6317	Applicant: Mr Peter Rodgers						
Proposal: Creation of Heritage Garden including Monument to the reign of Queen Elizabeth II, hard landscaped seating area with 3 bench seats, flower bed, replacement tree following removal of diseased tree and 3 information boards (amended plans received 5 Sept and 1 Oct 2023).							
Declarations of Interest: <table border="0"> <tr> <td>Name</td> <td>Nature of Interest</td> </tr> <tr> <td>None</td> <td>None</td> </tr> </table>		Name	Nature of Interest	None	None		
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None	None						
List of speakers and details of any additional information submitted: None.							
<p>That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:</p> <p>1 The development shall be carried out in complete accordance with the approved plan(s) as detailed below –</p> <table border="0"> <tr> <td>Site location plan</td> <td>1:1250 dated 26 May 2023</td> </tr> <tr> <td>Drawing No 02 Rev 1A</td> <td>proposed site plan</td> </tr> <tr> <td>Drawing No 03 Rev 1</td> <td>cross sections</td> </tr> </table> <p>Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.</p> <p>2 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.</p> <p>3 No development shall commence on site until the tree protective fencing as shown by a blue line in Appendix 5 – Tree Protection Plan in the Arboricultural Impact</p>		Site location plan	1:1250 dated 26 May 2023	Drawing No 02 Rev 1A	proposed site plan	Drawing No 03 Rev 1	cross sections
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Assessment by Andrew Hampton dated September 2023 has been installed in accordance with the details in the Arboricultural Impact Assessment.

The tree protective fencing shall be retained intact for the full duration of the construction works and there shall be no access or storage within the tree protective fenced area.

4

All works and operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

5

No development shall commence on site (except for the installation of tree protection measures) until a Construction Management Plan (CMP) which details how access to the site will be made during the construction process has been submitted to and approved in writing by the Local Planning Authority.

Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the construction of the development can be carried out in a manner which is appropriate from a highway safety point of view. This information is fundamental to the development and requires approval prior to development starting on the site as it relates to the construction stage of the development.

6

The development shall be carried out in accordance with the Construction Management Plan approved at condition 5.

7

Prior to the development being brought into use, details of the replacement tree to replace tree T2 including the species, size, location and timetable for planting of the tree has been submitted to and approved in writing by the Local Planning Authority.

8

The replacement tree approved at condition 7 shall be provided in accordance with the approved details.

9

Notwithstanding the submitted information the final details (size, design, location, colour and finish) of the following items shall be submitted to and approved in writing by the Local Planning Authority prior to the individual items being provided on site :

(a) the monument

(b) the seating

(c) the information boards

(d) the hard landscaping / paved area in the centre of the site

The monument under item (a) shall not exceed a height of 3 metres from the ground level in the sitting area and shall have a footprint no more than 2 m².

10

The monument, seating, information boards and hard landscaping shall be provided in accordance with the details approved under condition 9.

11

The existing visibility splays at the junction of Main Road and Woodside Lane shall be kept clear of obstruction.

Any additional comments on application/decision:

Subject to conditions – that permission be granted subject to conditions.