

CONSULTATIONS FROM NEIGHBOURING COUNCILS ON PLANNING APPLICATIONS – SOUTH TYNESIDE COUNCIL

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 PURPOSE OF THE REPORT

- 1.1 To seek the Committee's agreement to responses about to be made to consultations from neighbouring Councils about planning applications affecting sites close to the common boundary with the City of Sunderland.

2.0 BACKGROUND

- 2.1 Where the Council is consulted by a neighbouring authority on planning applications in their area but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the form of the proposed response.

3.0 CURRENT CONSULTATIONS AND RESPONSE

- 3.1 Sunderland City Council has recently been consulted by South Tyneside Council on the planning application (Sunderland reference number 11/00100/CAA) which is detailed below.

- 3.2 **Notifying Authority:-** South Tyneside Council

**Application no:-** ST/2061/10/FUL

**Applicant:-** Miss D Talbot

**Proposal:-** Proposed Change of Use of agricultural land to use as dog training, with car park area. Repair and upgrade of existing post and rail/wire fences to boundary.

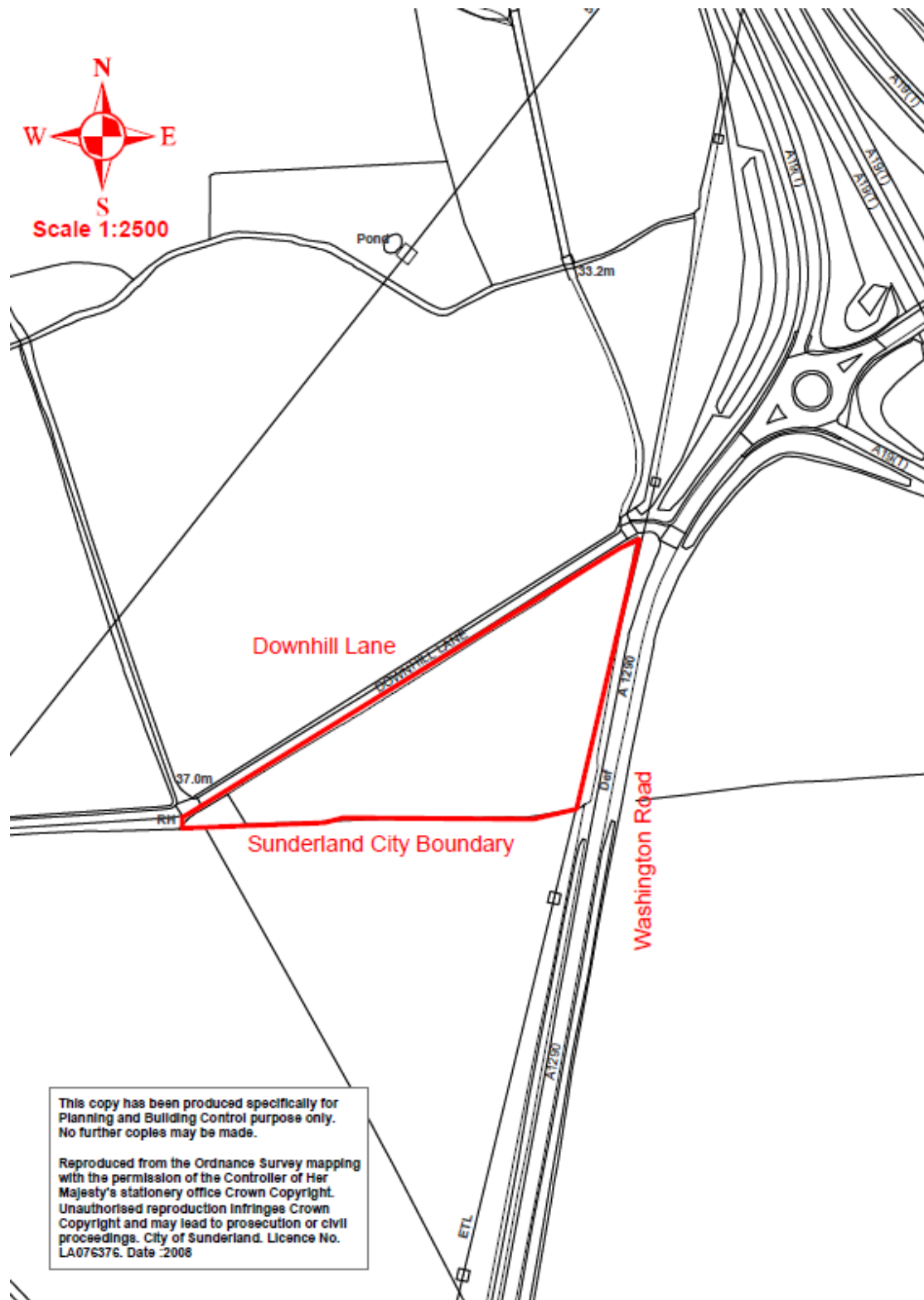
**Location:-** Land South East of Downhill Lane, and West of the A1290, West Boldon

- 3.3 The proposal seeks to change the use of an area of agricultural land, which is located in the South Tyneside/Sunderland Greenbelt, for the purposes of a dog training area with associated car parking. The proposal will also bring about repair and upgrade works to the existing post and rail/wire fences which bound the application site. No buildings are proposed. It is intended that the proposed use would operate only for daylight hours, two evenings a weeks. Indoor training would continue to take place at various sites around the north-east. The proposed

physical works to the boundary enclosure would involve the erection of a chicken wire mesh fence over the post and rail/wire to ensure that dogs cannot leave the site unaccompanied. The hedgerow will be supplemented and allowed to fully grow around the post and rail fence, whilst the site will remain a grassed area and maintained as such thereafter. No other physical works are proposed.

- 3.4 The site is a triangular parcel of land situated on the boundary of South Tyneside Council and Sunderland City Council. Downhill Lane runs along the north-western boundary. (See Appendix 1).
- 3.5 The key issues to consider in relation to this proposal from the City Councils perspective are (i) the visual impact of proposal on the Green Belt and (ii) whether the proposal would result in conditions prejudicial to highway safety. In terms of the resulting impact on visual amenity it is considered that owing to the intended operation of the use as detailed in the Planning Statement and nature of physical works to the boundary enclosure there will be no significant adverse impact on the openness or visual amenity value of the area. In addition, following consultation with the executive Director of City Services (Transportation), no observations or recommendations have been offered in relation to the proposal.
- 3.6 It is therefore considered that the proposed change of use and works to the boundary enclosure will not result in any adverse visual amenity impacts on the Green Belt or have an effect upon highway safety.
- 4.0 CONCLUSION.
- 4.1 As it is unlikely that the proposed change of use will have any negative effects, it is recommended that Sunderland City Council advise South Tyneside Council that it does not have any comments or observations to make with regards to the proposal.
- 5.0 RECOMMENDATION
- 5.1 The Committee is therefore recommended to agree the above comments, which will then be sent to South Tyneside Council in relation to application no. ST/2061/10/FUL.

## Appendix 1 – Land South East of Downhill Lane – Location Plan



## Appendix 2 – Land South East of Downhill Lane – Proposed Block Plan

