

**Development Control  
(Sunderland South and City Centre) Sub-Committee**

**SUPPLEMENT**

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Number:	<b>S 1</b>
Application Number:	<b>09/04585/FUL</b>
<b>Proposal:</b>	<b>Erection of new sports pavilion, 10 no artificial sports pitches plus associated fences and lighting. Re-use of existing car parking, new pedestrian links and landscaping.</b>
Location:	<b>City of Sunderland College, Wearside Tertiary College, Durham Road, Sunderland, SR3 4AH</b>

Further to the main agenda report comments have now been received from The Environment Agency. These can be summarised as follows.

Following receipt of the revised Flood Risk Assessment, the EA has now withdrawn its objection as set out in the letter of 20 January 2010. The EA's position is now stated as follows:

The proposed development will be acceptable if the following planning condition is imposed requiring the following drainage details.

Condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- location of surface water discharge,
- an appropriate discharge rate,
- confirmation the scheme can operate without flooding up to the peak 30 year peak storm event plus climate change,
- confirmation the scheme can operate up to the 100 year peak storm event plus climate

- change without flooding to people or property while retaining all flood water on site,
- details of how the scheme shall be maintained and managed after completion.

#### Reason

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

In addition two letters of support have been received from Sunderland AFC and Sandhill View School, Grindon Lane.

#### COMMENTS

As stated in the main report the main issues to consider in determining this application are:-

- The principle of the land use
- The visual impact on the character and appearance of the area
- Effect on residential amenity
- Access and transport issues
- Flood risk
- Other issues.

#### The Principle of the Development.

As set out in the main report the proposal complies with policy L7 of the UDP and the principle is thus considered acceptable.

The visual impact on the character and appearance of the area.

The proposed all weather pitches are set within the site which is screened by mature trees with the promise of further planting. The proposal also includes the erection of 8 metre high columns on which floodlights will be mounted directed down onto the propose playing surface. The nearest dwellings are in excess of 160 metres from the development on Durham Road. The whole of the development will not be visible from Durham Road although there is a gap in the building line between the college and the former children's hospital. The nearest pitch visible through this gap is in excess of 200 metres from the nearest dwellings. Due to this factor combined with the intervening Durham Road with its associated street lighting, it is not considered that the proposal will have an adverse visual impact on the area.

The proposed pavilion is in excess of 140 metres from Durham Road with the gable of the building facing that direction and the highest point 5 metres high. The proposal is of a contemporary style coated in black aluminium cladding and is considered acceptable in terms of design relative to the existing 'terrarin' buildings which currently exist on the site subject to a condition to control materials.

In addition the applicant has submitted a landscaping scheme to provide further screening of the facility including a bund to the west which will provide further screening. The application does not provide further detail to allow a full assessment of the landscaping at this stage thus it is considered prudent to impose further conditions for the submission and approval of the detailed landscaping proposals, including the bunding, should members resolve to grant planning permission.

Effect on residential amenity.

The main agenda report identifies two neighbour's letters, one a letter of objection on the grounds of impact on residential amenity due to glare from floodlights and one representing 3 addresses in Humbledon Park, not objecting but raising the following concerns. Light pollution from the flood lights; that the pavilion and lighting will be visible from their houses; asking for landscaping to minimise the visual impact of the lighting and pavilion; concern over new rights of way, although the letter appears to answer this question itself saying there will be no new access to the college site, discrepancies between the hours of operation at pre-application consultation and the actual planning application, no reference to advertising, concern over the design of the proposal. The following paragraphs address these matters.

As stated above the development varies in distance from between 160 metres to over 200 metres from the dwellings on Durham Road and 220 metres from Barnes View to the north. This means that the proposal will have limited impact on residential views of the area. The design of the 8m high floodlights (dark sky luminaries which minimise light spillage) will also mean little impact on residential amenity over these distances.

The use of the site for the proposal is in accordance with UDP policy L7, which seeks to retain open space and outdoor recreation (including playing fields), although an additional facility in the form of a pavilion with changing rooms and a sports cafe would not normally be found in an educational establishment. The sports café is an ancillary facility as approximately 75 per cent of the pavilion comprises changing facilities, offices etc. In this respect the proposal is not considered likely to have an adverse effect on residential amenity as in terms of scale the sports café could not accommodate large numbers. The use of the pavilion could also be conditioned to be used solely as an ancillary facility to the use of the sports facility thus not attracting members of the public to the facility such as a public house or social club would. It is thus not considered the proposal would have an adverse effect on the residential amenity of the area. The hours of operation could be controlled through a condition should planning permission be granted. Details of that condition are given at the end of the report.

There are no details of advertising for the facility; such proposals would be considered separately under the Town and Country Planning (Control of Advertisements) Regulations 2007.

As considered earlier in the report the visual impact of the proposal is considered to be acceptable. The design is that of a modern purpose built sports facility with pavilion and does not detract from the appearance of the college, from which it is separated by around 80m of landscaped bunded open space.

Access and transport issues.

The proposal has been examined by the Executive Director of City Services who is satisfied that the car parking facilities are adequate to support the operation of the facility. The proposal is thus considered to accord with policy T14 of the UDP.

The site is on one of the main arterial routes into the City Centre and is well served by public transport and in this respect the proposal is considered acceptable.

Flood risk.

The application has been the subject of extensive discussion between the applicant and the Environment Agency (EA). The EA are satisfied that with the imposition of the condition quoted above the proposal will not adversely affect the area in terms of heightening the risk of flood.

Others

In addition material considerations in determining this planning application include:-

The community use of the facility.

The supporting paragraphs to Policy L7 also encourages the dual use of educational facilities by both students and the wider community.

The completed facilities will benefit the City of Sunderland College and potentially the wider community. The facilities will be developed to F.A. Advanced Accreditation standard and as part of the development, a new grass pitch will be provided. Sport England considers this to be a net benefit to sports provision in the city subject to control to ensure use by the wider community.

The agent has proposed a Section 106 planning obligation template based on Sport England Guidance to secure community use for the development and has submitted a draft unilateral undertaking for this site.

The proposed planning obligation would stipulate the following in order to comply with the Sport England requirements:

- The obligation would be entered into by the College as the landowner. On completion of the lease, Goals (the operator of the facility) will take an interest in land and they will also be bound by the terms of the obligation.
- The obligations will be triggered upon the commencement of development.
- The community use requirements permit free community use of 10 pitches during Term Time and 5 outside Term Time
- The College may book the use of the pitches (up to 7 pitches during Term Time, up to 3 pitches outside Term Time) on giving 3 months notice with the remaining pitches being made available for wider community use

- In the event that the remaining pitches are not taken up for community use, the College may give notice to use them.
- Community use of the pitches is given on between 8 days' and 1 month's notice.
- Use of the pitches is subject to requirements of the operator (and may be suspended in certain circumstances (for example, if there is insufficient supervision, or the facilities are not suitable for use, e.g. snow).
- The college/commercial operator undertakes to monitor the take up of the community use and to seek a meeting with Leisure Services shortly after commencement and also on an annual basis.

Sport England has requested a replacement grass pitch be provided and an amended plan indicating a replacement to the west of the site within the college grounds has been submitted. This is considered acceptable and the provision will be controlled by a negative Grampian style condition, which would require the replacement pitch to be provided before the new facilities can be brought into use, even though the land required is outside the "red line" boundary of the application should planning permission be granted.

The proposal is thus considered acceptable subject to conditions in respect of:-

Standard condition regarding the permission lasting for 3 years.

Standard condition that the development must be undertaken in accordance with the approved drawings.

Details of external materials

Details of landscaping

Drainage. The wording of this condition is detailed at the beginning of this report (paragraphs 4 to 6)

Hours of operation. These would be restricted so that no part of the facility, pitches or pavilion would be open to students or the public outside the hours 9am to 11.00pm Monday to Thursday and 9am to 10:30 pm Friday to Sunday.

Provision of a replacement grass pitch.

The final date for the determination of the application is the 24 March 2010, should Members be minded a dual recommendation has been proposed to ensure the completion of the planning obligation in line with policy L7 and a decision within the application determination period.

**RECOMMENDATION.** Delegate to the Deputy Chief Executive to

Either

1) APPROVE subject to completion of a satisfactory Section 106 planning obligation by 24 March 2010 or such other date as may be agreed by the Deputy Chief Executive in respect of the community use of the facility and subject to the conditions listed above;

Or

2) REFUSE, should a satisfactory Section 106 planning obligation not be completed by 24 March 2010 or such other date as may agreed by the Deputy Chief Executive, on the grounds of inadequate provision of community use contrary to policy L7 of the UDP.

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Number:	S 2
Application Number:	09/04738/FUL
Proposal:	Temporary decant accommodation for existing GP surgeries from Pallion Health Centre during duration of construction work on new health centre building. Temporary accommodation to consist of a two storey modular building with external lift and entrance ramp located on site of existing car park. Parking provision for 40 parking bays and cycle storage included in development.
Location:	Pallion Health Centre, Hylton Road, Sunderland, SR4 7XF.

Further to the main report the report the main issues to consider in determining this application are:-

- The principle of the land use.
- The visual impact on the character and appearance of the area.
- Effect on residential amenity.
- Access and transport issues.

The principle of the land use.

The site is covered by policy SA18 (which also covers the Royal Hospital) and CF10 of the UDP. SA18 states that proposals for the further redevelopment of Sunderland Royal Hospital will normally be approved provided adequate on-site parking and servicing provision is made. Any additional buildings will need to be designed so as not to be visually overbearing or otherwise adversely affect the amenity and privacy of surrounding residents. Though the application site is perceived as part of the hospital it is a separate facility independent of the hospital in terms of access, function and administration.

CF10 states the City Council will ensure that health and social care buildings, both public and private, are located and distributed so as to be accessible to all residents of the city. The temporary surgery will be in place for approximately 18 months while the new facility is constructed on the site of the existing surgery ensuring continuity of provision.

The principle of the land use is thus considered acceptable and the proposal conforms to policy CF10.

The visual impact on the character and appearance of the area.

The building will comprise two sets of typical temporary modular buildings one on top of the other to maximise the footprint of the site and will be 6 metres high in total. Though not considered ideal for a permanent structure, in terms of size and scale and against the backdrop of large buildings on the adjacent hospital site the proposal is considered acceptable with the proviso that it is removed immediately on occupation of the new facility.

Effect on residential amenity.

The proposal is in excess of 30 metres from the nearest residential properties which is in excess of the interface distance laid down in the adopted Supplementary Planning Guidance. The proposal will also be viewed against the backdrop of the remaining buildings on the main hospital site. The proposal does not involve a change of use or an intensification of the existing use. It is thus considered the proposal will not have an adverse impact of the residential amenity of nearby occupiers.

Access and transport issues.

Many of the administrative and clinical functions of the health centre will be accommodated off site during the decant period thus the parking necessary has been pared down to that required by the GPs and patients. The constraints of the site leave enough space for 40 cars which is slightly below what would normally be required, however as this is a temporary facility and a survey of patients revealed that most would either walk or use public transport to access the facility the proposal is considered acceptable. The GPs have also agreed to only retain 3 spaces for their use at any one time and have agreed with the main hospital that their Park and Ride facility will be available for use by this facility. Cycle parking hoops for 10 bicycles are also being provided to offer alternative access to the site.

The proposal is thus considered acceptable for a temporary period in terms of access and transport.

Conclusion

The proposal is thus considered acceptable as a temporary provision and Members are recommended to grant planning permission subject to conditions in respect of the following:-

The building shall be removed on occupation of the new facility.

The parking provision shall be laid out in accordance with the submitted plans and retained for that use.

**RECOMMENDATION:** Approve subject to the conditions outlined above.