

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Unitary Development Plan - current status

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Office of the Chief Executive in the Civic Centre or via the internet at www.sunderland.gov.uk/online-applications/

Janet Johnson
Deputy Chief Executive

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North
Sunderland

Reference No.: 14/00623/VAR Variation of Condition

Proposal: **Variation of condition 10 (BREEAM) of previously approved application 12/00231/FUL - Erection of 24 bed purpose-built dementia care centre including visitor and support accommodation, additional parking and associated landscaping.**

Location: Monkwearmouth Hospital Newcastle Road Sunderland

Ward: Fulwell

Applicant: Northumberland Tyne And Wear NHS

Date Valid: 13 March 2014

Target Date: 12 June 2014

PROPOSAL:

Members may recall that the proposed dementia facility was approved in April 2012. The proposed development is substantial complete. This application is seeking a minor variation to condition 10 (BREEAM) of previously approved application 12/00231/FUL - Erection of 24 bed purpose-built dementia care centre including visitor and support accommodation, additional parking and associated landscaping.

The proposed application seeks to alter the wording of condition 10:-

- Change of BREEAM standard from Excellent to Pass

TYPE OF PUBLICITY:

Press Notice Advertised

Site Notice Posted

Neighbour Notifications

CONSULTEES:

Fulwell - Ward Councillor Consultation

DC North Chair and Vice Chair Consultation

Network Management

Northumbrian Water

Environmental Health

Environment Agency

Natural England

Final Date for Receipt of Representations: **18.04.2014**

REPRESENTATIONS:

Neighbour Representations

No letters of objection have been received to the change of wording of condition 10.

Consultee Responses

No responses received.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

R_1_ Working towards environmentally sustainable development

COMMENTS:

The main issue to consider is the change of wording to condition 10 attached to previously approved application 12/00231/FUL.

- Change of BREEAM standard from Excellent to Pass.

Sustainability considerations

UDP Policy R1 considers sustainable development and the need to accommodate change and protect valued and important aspects of the natural and built environment. Specifically the policy requires an efficient use of land, energy and other resources, whilst avoiding any serious environmental damage. Policy 39 of the Regional Spatial Strategy (RSS) required planning proposals to facilitate the generation of at least 10% of the North East region's consumption of electricity from renewable source by 2010.

The application is accompanied by a Low and Zero Carbon Technology Appraisal, the purpose of which is to consider low - zero carbon technologies in the current proposal. The report looks at a number of options such as biomass, ground source heat pumps, air source heat pumps, photovoltaic, solar hot water, wind energy technology and heat recovery ventilation.

Whilst the report does not identified the chosen Low-Zero Carbon options for the development it is considered that this matter can be adequately dealt with by way of condition should Members be minded to approve the application.

Therefore to satisfy policy R1 of the UDP it is suggested that a planning condition requiring the developer to submit a Post Construction Review Report carried out by a licensed assessor, together with a BREEAM Final Code Certificate, in order to ensure the development will be built to the stated BREEAM rating.

The previous condition stated that the building should achieve BREEAM excellent standard. However, the standard requires the condition to be altered to Pass, as this has been the most cost effective way the building could be delivered focussed on Patient Care. The BREEAM Healthcare format is general Acute Care-focussed, making it extremely difficult to achieve an excellent rating in mental healthcare- related facilities without disproportionate expenditure to the detriment of the service.

The proposed change to BREEAM Pass is considered acceptable for this type of development and as such is considered to comply with policy R1 of the Unitary Development Plan.

The proposed variation to the scheme is considered acceptable in principle and is in accordance with relevant UDP and National Planning Policy Framework.

It is therefore considered that Members should be minded to approve the application subject to the condition listed below.

RECOMMENDATION: Approve subject to the conditions listed below:

Conditions:

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which the original permission was granted 19.04.2012 to ensure that the development is carried out within a reasonable period of time.
- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Design and Access Statement Received 30.08.2013
 - Statement of Community Involvement A_MO_X_Z_DC_0026 03 Feb 2012
 - Planning Statement A_MO_X_Z_DC_0027 03 Feb 2012
 - Stage 1 Flood Risk Assessment 03 Feb 2012
 - Supplementary Ground Investigation Report C_MO_O_X_DC_0001 03 Feb 2012
 - Ecological Survey C_MO_O_X_DC_0002 03 Feb 2012
 - Travel Plan C_MO_O_X_DC_0003 03 Feb 2012
 - Transport Statement C_MO_X_DC_0004 03 Feb 2012
 - Northumbrian Water Sewerage Record Plan D_MO_X_DC_0001 03 Feb 2012
 - Drainage Strategy Statement C_MO_X_DC_0004 03 Feb 2012
 - Construction programme Monkwearmouth Planning Programme 03 Feb 2012
 - Site :Location Plan A_MO_0_X_1000 03 Feb 2012
 - Existing Site Plan A_MO_0_X_1001 03 Feb 2012
 - Proposed Master plan A_MO_0_X_1002 Rev PO2 30 Aug 2013
 - Site Wide Sectional Elevations A_MO_1_X_1001 03 Feb 2012
 - Ground Floor General Arrangements A_MO_1_G_1031 03 Feb 2012

- Roof Plan General Arrangements A_MO_1_R_1032 Rev PO2 30 Aug 2013
- Building Elevations A_MO_1_X_1040 Rev PO2 30 Aug 2013
- Typical Sectional Elevations Sheet 1 A_MO_1_X_1041 Rev PO2 30 Aug 2013
- Typical Sectional Elevations Sheet 2 A_MO_1_X_1042 Rev PO2 30 Aug 2013
- Planning Application Form 13.03.2014
- Site wide Sectional Elevation A_MO_0_X_1015 Rev PO2 30 Aug 2013
- Planting Strategy A_MO_0_X_1006 Rev PO2 30 Aug 2013

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 Within 6 calendar months of the completion of the development, a Post Construction Review Report undertaken by a licensed assessor and a BRE Final Code Certificate shall be submitted to and approved in writing by the LPA. For the avoidance of doubt, the results of the report shall conclude that the development has been constructed to at least the BREEAM 'PASS' standard, unless otherwise agreed in writing with the Local Planning Authority, in the interests of sustainability and in order to comply with Policies R1 and R4 of the adopted Unitary Development Plan.
- 4 The development hereby approved shall implement the measures and monitoring strategy as set out in the Travel Plan, January 2012 (prepared by WSP Consultants Ltd) to ensure that the Travel Plan targets are being met and subsequently reviewed, in the interests of reducing the impact of the development on the highway network and to accord with policy T14 of the approved adopted Unitary Development Plan.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 and CN23 of the adopted Unitary Development Plan.