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1.0 Introduction

- 1.1 The Government is committed to an “urban renaissance” of town and City Centres. Centres will be more attractive and vibrant if people live there as well as work, shop and enjoy themselves there. It is important that City Centres should not become ‘dead’ when the shops and offices close for the night. Evening and night-time activities are a fundamental part of the urban renaissance because they ensure the vitality of an area beyond normal working hours.
- 1.2 A diversity of uses in centres makes an important contribution to their vitality and viability. Different but complementary uses during the day and in the evening can reinforce each other, making centres more attractive to local residents, shoppers and visitors.
- 1.3 If the urban renaissance is to succeed, a balance needs to be found between the main function of the city centre as a shopping and employment destination, the amenity of the residential population and the opportunities for people to enjoy an evening out .
- 1.4 The key to striking this balance is management. A strategy is required for the evening economy - i.e. the period after 4.00pm- to sustain and complement the vibrancy of the city centre without compromising its other attractions (both existing and planned).

2.0 Purpose of the guidance?

- 2.1 By establishing guidelines for planning applications this document aims to develop a strategy to improve and manage the evening and night time economy within Sunderland’s City Centre by regulating the location and type of licensed premises and hot food takeaways, to ensure harm is not caused to the physical and functional character of areas or to nearby residents.
- 2.2 Supplementary Planning Documents (SPD) sit within a hierarchy of plans and strategies that guide development. Planning Policy Statements (such as Planning Policy Statement 6- Planning for Town Centres PPS6) set out the broad government objectives. The Regional Spatial Strategy introduces broad regional and sub-regional policies, then the Unitary Development Plan (UDP) and the Local Development Framework (LDF) adds more detailed policies that are more site specific. Supplementary Planning Documents such as this, support the implementation of the policies in the parent development plan.
- 2.3 Specifically, this document gives detailed advice on how policy SA74A of the adopted UDP Alteration No.2 will be applied when making decisions on planning applications for licensed premises and hot food takeaways (use class A5) within the city centre. This SPD is a material consideration in assessing relevant planning applications.

- 2.4 The aim of policy SA74A of Alteration No.2 is to support the diversification of licensed premises within the city centre in order to cater for all sectors of the community, the policy is set out below.

EVENING ECONOMY DEVELOPMENT WITHIN THE CITY CENTRE POLICY SA74A

‘THE CITY COUNCIL WILL SUPPORT THE DIVERSIFICATION OF LICENSED PREMISES WITHIN THE CITY CENTRE IN ORDER TO CREATE AN EVENING ECONOMY FOR ALL GROUPS.

WITHIN THE CITY CENTRE AS DEFINED ON THE PROPOSALS MAP, APPLICATIONS FOR PLANNING PERMISSION FOR LICENSED PREMISES MUST ACCORD WITH THE SUNDERLAND CITY CENTRE EVENING ECONOMY SUPPLEMENTARY PLANNING DOCUMENT.’

- 2.5 The Sunderland Partnership, through the ‘Sunderland Strategy 2004-2007’ has set out a vision for the city:

“Sunderland – a City for everyone to be proud of. Sunderland will be a prosperous City. A desirable, safe and healthy place to live, work, learn and visit, where all people can reach their full potential.”

- 2.6 A number of priority areas have been identified for action where improvement is most needed in order to achieve this vision. This Evening Economy Supplementary Planning Document aims to help achieve the city’s vision by striving to contribute to four of these strategic priority objectives:-

- SP1 Creating a prosperous city
- SP2 Extending cultural opportunities
- SP5 Reducing crime and fear of crime
- SP7 Developing an attractive and accessible city

- 2.7 The council remains committed to improving the offer of evening economy attractions in Sunderland for the benefit of its residents and visitors and a key purpose of the Evening Economy Supplementary Planning Document is to establish a framework that will contribute to the achievement of these strategic Priority Objectives of the Sunderland Strategy.

3.0 What does this document apply to?

3.1 For the purposes of this SPD licensed premises are those which fall within use classes A3, A4, A5 and Sui generis¹ - use as a nightclub – of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 as set out below.

- **A3 (Restaurants, snack-bar, cafes, café-bars).** The primary use is for the sale of food and drink for consumption on the premises.
- **A4 (Pubs and Bars).** Use as a public house, wine bar or other drinking establishment. The primary use is for the sale and consumption of alcohol on the premises.
- **A5 (Hot-food takeaways).** Use for the sale of hot food for consumption off the premises.
- **Sui Generis** (Theatres, Nightclubs)

3.2 This document will set a direction for growth which:

- Improves quality, choice and diversity of licensed premises within the city centre;
- Minimises problems associated with the city centre at night;
- Differentiates between different parts of the city centre;
- Improves the image of Sunderland City Centre as a place to visit at night;
- Maintains a balance between the evening economy and the prime day-time use of the city centre as a retail destination.
- Increases the city centre's appeal to existing stakeholders, while attracting new users and visitors to the city.

- Contributes to improving the safety of individuals within the city centre

3.3 Consideration will also be given to controlling certain aspects of ancillary licensed facilities, such as those provided within other leisure uses, such as art galleries and other attractions, to ensure the objectives of the guidance are achieved. (Licensed space in a building which does not form the main use of premises will not be classed as licensed premises for the purposes of monitoring the permitted numbers within each quarter).

3.4 It is recognised that while licensed premises can have many positive and enjoyable aspects, they can also have harmful impacts, such as noise and disturbance to residents, litter, anti-social behaviour and parking and traffic issues. The provision of too many licensed

¹ Sui generis uses are those which do not fall within a particular use class.

premises would also harm the character and primary function of the city centre.

4.0 Background

4.1 In the late 1990s pressures for new investment in Sunderland City Centre's evening economy became evident with increases in the number of applications for licences and planning permissions for new licensed premises. This pressure was embraced as a positive impetus for enhancing the vitality and viability of the city centre. At the same time, it was acknowledged that a strategic direction was needed to manage the evening economy in order to counter the possible negative impact of an increase in the number and type of licensed premises.

4.2 To assist in taking a more comprehensive approach to the development of the city centre's evening economy, Urban Cultures Ltd and Colin Buchanan and Partners were commissioned in January 2000 to undertake a study. This defined the evening economy, its potential and pinpointed important issues which needed addressing.

4.3 In July 2000 the City Council's Cabinet agreed to take forward the recommendations of this study and authorised the launch of an evening economy initiative as a vehicle for consulting interested parties as a focal point for action. In August 2000 the final report was produced (*Sunderland City Centre Evening Economy Study – Final Report, August 2000*).

4.4 This final report set out six strategic policy objectives:

- To further develop an important but stagnating sector of the economy;
- To support the city's overall economic development by encouraging more residents to use the city centre in the evenings;
- To re-image Sunderland as a night-time destination for existing residents, people in other parts of the North East, visitors and tourists;
- To strengthen and maintain existing evening economy clusters: four character areas were identified:
 - 'The Nightlife Quarter', which was to be the focus of late night venues;
 - 'The Theatre Quarter', which would offer licensed premises to complement the theatre activities;
 - 'The Sunnyside Quarter' which was to offer a café-culture environment, alongside the residential development and art galleries; and
 - 'The Culture Quarter', which was to provide a variety of licensed premises complementing the Museum and Winter Gardens and the City Library and Arts Centre.

- To improve the city's public realm at night in terms of permeability, safety, natural surveillance and the management of nuisance;
 - To raise awareness of the evening economy among policy makers, city businesses and other stakeholders, and develop a shared vision for its implementation.
- 4.5 From these objectives ten specific lines of action were set out, with a number of recommendations to be brought forward by the City Council and its partners to achieve these objectives.
- 4.6 A joint planning and licensing document - '*Sunderland City Centre: Policy Statement on Licensed Premises*' - was produced in 2002 to set about achieving a number of these objectives. The document was adopted by the Council's Planning and Highways Committee as interim policy to be taken into consideration in determining applications for planning permission and responding to consultations on liquor licences and public entertainments licences.
- 4.7 This enabled a co-ordinated policy approach on decisions for land use planning, liquor licensing and public entertainment licensing, while taking on board issues of policing and safety.

5.0 Why change ?

- 5.1 When reviewing the city centre, it has been demonstrated that the initial aims of the Policy Statement on Licensed Premises have been successful in part, in particular in establishing the 'quarters' which display different characteristics. For instance the Park Lane/ Vine Place area has become the focus for night-life with an increase in the numbers and quality of new venues over the past 4 years and the Sunnyside area developing as a mixed quarter with creative industries businesses and city living located alongside cafés and restaurants.
- 5.2 However, not all new licensed premises have located in the identified quarters because of the flexibility around changes of use permitted by the former use classes order whilst opening hours and size of premises have not been as successful as initially intended, particularly in the Nightlife Quarter, as a result of appeal decisions against restrictive conditions applied by the Council.
- 5.3 In addition new strategies and policies have since emerged in the city centre to stimulate regeneration and new development initiatives have come forward for instance the Sunnyside Planning Framework (2006).
- 5.4 Revised government guidance on Town Centres was published in 2005 in the form of Planning Policy Statement 6 (PPS6) "Planning for Town Centres" which highlights the need for local authorities to manage the evening economy. Through policies, local authorities should

encourage a range of complementary evening and night-time economy uses which appeal to a wide range of age and social groups, ensuring that provision is made where appropriate for a range of leisure uses. In particular, authorities should consider the impact of “food and drink” uses (restaurants, bars, cafes and nightclubs) including the cumulative impact on the character and function of the centre, anti-social behaviour and the amenities of nearby residents.

- 5.5 Changes in national legislation in the Planning and Compulsory Purchase Act 2004, in particular the ‘Use Classes Order’ have also changed and need to be incorporated. In 2005, the collective A3 class placed all food and drink uses within the same class, (which included licensed premises). It used to be possible to swap between the range of uses in class A3 - hot food take aways, public house, cafes and restaurants- without needing to apply for planning permission. This former grouping has now been separated into different classes to allow more detailed consideration of the different impacts of each type of licensed premises.
- 5.6 One of the main changes since the original document was produced has been the 2003 Licensing Act. Local Authorities now have responsibility for licensing premises for the sale of alcohol and the provision of public entertainment as apposed to the previous regime dealt with by the licensing magistrates. This has resulted in the Policy Statement on Licensed Premises becoming obsolete in relation to licensing applications.
- 5.7 This Supplementary Planning Document in relation to planning controls continues to develop the initial lines of action and recommendations, put forward in the original Evening Economy Study in 2000 and in particular focuses on the following action points:
 - Selective relaxation and simplification of the regulatory regime:
 - Strengthening the existing clusters and
 - Maintaining and improving the activity mix and diversity in land uses along key streets.
- 5.8 Not only do the changes set out above need to be taken into consideration within this document, but also the views of the city’s population and potential visitors need to be incorporated into the way the city centre is shaped. The following information, drawn from a consultation event on a ‘Vibrant City Centre’ project undertaken by the Regeneration and Community Services Review Committee in the spring of 2007, gives an indication of what the residents of Sunderland want for their City Centre:-
 - More and better choice in restaurants;

- Bigger “name” restaurants;
- Venues which cater for over 25s;
- Venues which cater for families;
- Less emphasis on teenager/early 20s fun pubs with loud music;
- Venues where you can have a conversation and a drink;
- Music venues which support local bands;
- More upmarket drinking and eating venues;
- More lunchtime venues for food;
- An area of the city centre devoted to the mind, rather than the liver;
- More venues to visit alongside theatre visits.

5.9 A number of comments received and views expressed as part of the formal consultation process for the draft version of this SPD mirror the general theme of those set out above.

5.10 This document will set out the planning framework for the aspirations around the environment for each character area of the city centre. Creating the right environment would in turn encourage more investment in and visits to the city centre bringing further opportunities to enhance the facilities on offer.

6.0 How to use this guidance

6.1 In considering planning applications or giving guidance on pre-application proposals, the City Council will seek to ensure that the proposal:

- Is appropriately located;
- Does not create harmful impacts, individually or cumulatively;
- Does not harm the retail function and overall mix of uses;
- Does not impact on local amenity and the character of the area.

6.2 This will be achieved by consolidating evening and night time uses in the four character areas and pursuing different policy requirements, such as opening and closing times, size of premises, use of premises, all of which will normally need to be complied with if permission is to be granted.

6.3 Where planning permission is granted it will be subject to conditions appropriate to each quarter, along with any general conditions required to achieve the aims of the policy. Certain approvals may be subject to

legal agreements (Section 106 Agreements), between the City Council and applicants².

- 6.4 With regard to closing times, the applicant should be aware that when the hours stipulated in the planning consent are different to those granted under licensing legislation, the applicant must observe the earlier closing times. Premises operating in breach of planning permission would be liable to enforcement action.
- 6.5 In addition to complying with the requirements set out in this document, proposals must also comply with any other relevant national, regional or local policy or guidance, including the terms of any licence granted. In this context there will need to be close liaison between the functions of the Council's licensing authority and those as local planning authority.
- 6.6 Appendix B sets out the existing numbers of licensed premises within each quarter, which will be monitored to ensure the number limit as set out for each quarter is not exceeded.

7.0 Structure of the document

- 7.1 The remainder of the document relates to the four quarters or character areas, Nightlife, Theatre, Sunnyside and Culture and sets out the requirements for each quarter. Requirements for other City Centre locations are also given together with general restrictions which will apply throughout the city centre, as appropriate.
- 7.2 Appendix A gives a quick reference guide to the detailed requirements for each character area and Appendix B identifies the current existing baseline numbers of licensed premises and hot food takeaways within each character area, for monitoring purposes.

8.0 Other relevant documents

- 8.1 This document has been prepared in accordance with statutory requirements as set out in the Planning and Compulsory Purchase Act 2004, the European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulation 2004 and Planning Policy Statement 12 (Local Development Frameworks).
- 8.2 Policy SA74A of the City of Sunderland Unitary Development Plan 1998 - Alteration No.2 (Central Sunderland) 2005 has already been subject to a sustainability appraisal. Consequently a full Sustainability Appraisal has not been produced, only a screening report which assesses whether the document raises any additional sustainability issues, over and above those which have already been assessed.

² The heads of terms of the agreement must be drawn up between the City Council and the applicant prior to submission of the planning application to enable a draft agreement to form part of the submitted planning application.

- 8.3 The Environment Agency, Natural England and English Heritage were consulted regarding the screening report, who advised the City Council that a full Strategic Environmental Assessment// Sustainability Appraisal was not required. The screening report forms part of the adopted Supplementary Planning Document.

Character Areas

9.0 Night Life Quarter (NLQ)

Location and existing character

- 9.1 This area is bounded by Stockton Road to the west, the Civic Centre to the south, the railway/ Metro line to the east and Holmeside/ Green Terrace to the north. It is centred on Park Lane, Vine Place and Green Terrace where the majority of the late night licensed premises are concentrated. The western end of the quarter forms part of the Bishopwearmouth Conservation Area and a number of buildings within this area are listed as being of architectural or historic interest.
- 9.2 The premises within this area are mainly modern bars and nightclubs, which tend to stay open into the early hours. A few traditional public houses still remain but in the main have changed in character over recent years to compete with the influx of modern bars. The area houses a small number of restaurants and a number of hot-food takeaways.
- 9.3 Throughout the day the streets within this area, such as Vine Place, Derwent Street and Olive Street are still very much a part of the city's secondary shopping offer and licensed premises which have been permitted to open tend to be popular throughout the day for food and non-alcoholic drinks.
- 9.4 These more recent businesses are subject to Section 106 agreements to ensure the premises are open throughout the day as well as in the evening, thus avoiding dead frontages and responding to passing trade.
- 9.5 Within this quarter is the Holmeside Triangle, which is a large potential development site stretching from Park Lane to Burdon Road. The site is allocated in UDP Alteration No.2 for large-scale redevelopment and forms part of Sunderland arc's delivery plans.
- 9.6 Holmeside Triangle is allocated as a mixed-use site to include retail and housing with restaurants and cafes, pubs and bars and assembly and leisure uses.
- 9.7 The night life quarter includes the Park Lane Transport Interchange and taxi ranks.

Proposed area character

- 9.8 Over the past 4 years in line with the council's approach this area has seen a planned increase in the number and quality of licensed premises and is now the focus for night time activity within the city centre.

- 9.9 The aim is to consolidate this area as the main late-night bar, night-club area as it is seen as being relatively easy to manage and police due to street widths, lighting and transport infrastructure.
- 9.10 Retaining and improving the shopping streets within this area is also important to ensure a balance between the daytime and evening/ night-time economies.
- 9.11 Retaining the character of the conservation area and avoiding harmful impact on the listed buildings is also an important factor in considering the positive and negative impacts licensed premises may have on the area.

Night Life Quarter - Requirements

Permitted uses

NLQ1 New restaurants, snack bars and cafes (A3), Pubs and bars A4) and nightclubs (sui generis), will be permitted in the defined Night Life Quarter.

Proposals to add to the ten existing number of hot food take-aways (A5) in this quarter will be resisted.

- 9.12 The area has a wide range of pubs and bars with a few restaurants. A selection of nightclubs are located in this area but, due to the later closing times of pubs and bars, there is anecdotal evidence that customers frequent the nightclubs as much for the music and dancing on offer as much as the opportunity to continue drinking into the early hours which is what happened previously.
- 9.13 This area can accommodate the more intense night-time activity because of the infrastructure and the street layout which can accommodate large numbers of people.
- 9.14 The area is well provided for with hot food takeaways (A5), accommodating ten, which range from pizza parlours to Chinese takeaways and fish and chip shops. Hot food takeaways frequently become 'hot spots' for disorder during the evening/night time period. (Source: A Safer City Centre Strategy 2006 -2008, prepared by Safer Sunderland Partnership's 'City Centre Local Multi Agency Problem Solving Group, November 2006). As such it is considered that any additional A5 uses would be detrimental to the character and the existing uses of the area and will therefore be resisted.

Opening hours/Closing Times

NLQ2 In assessing each application the City Council will need to be satisfied that the licensed premises will not cause detrimental impacts on the character and/or amenity of the area. Where the City Council is satisfied in this respect closing times will not be prescribed. Where there is evidence of potential harmful impacts restrictions on opening hours/closing times will be considered or refusal of the application where appropriate.

- 9.15 Licensed premises within this Quarter tend to be permitted to open into the early hours of the morning, ranging from 1.00 a.m. to 5.00 a.m. The area is not in close proximity to residential properties, and this gives the flexibility to permit licensed premises to stay open later than is desirable in other areas of the city centre. As such each application received will be assessed to ensure the area functions as nightlife quarter without detracting from its daytime function or otherwise rendering it difficult to manage. Where it is considered that no detrimental impact will occur, closing times will not be stipulated. Where appropriate closing times may be stipulated by planning condition or it may be necessary to refuse planning permission.
- 9.16 Planning policies for the mixed-use Holmeside Triangle site include residential development and as such when considering a planning application regard will be given to the location of the proposed residential development in relation to the existing licensed premises and careful consideration will be given to placing restrictions on opening times of new licensed premises within the redevelopment area which would potentially impact adversely on the residential element of the scheme.

Daytime Opening Hours

NLQ3 New licensed premises shall open at least between the hours of 10am to 5.30pm on Mondays to Saturday and 11am to 4pm on Sunday and make available non-alcoholic hot and cold beverages and substantial food for customers to purchase throughout the opening hours. The City Council will achieve this by seeking to enter into a S106 agreement with the applicant/s. If agreement is not secured planning permission will normally be refused.

- 9.17 In order to that ensure licensed premises do not adversely affect the vitality and viability of the city centre by creating 'dead frontages' during the day the City Council will seek to enter into a Section 106 agreement with the applicant/s to ensure that premises are open throughout the day as well as in the evening (consideration will be given to lunch time opening hours for restaurant premises as the nature of the business does not generate demand for earlier opening). Active streets with premises which are open and inviting will support the pedestrian thoroughfares, the converse applies where numbers of premises are

closed and/or shuttered up. They also help define the character of the streets to help create a sense of place.

- 9.18 The provision of food and drinks such as tea and coffee throughout the opening hours allows the nature of the offer to integrate with the day time uses and offer choice of venues where people can eat and drink.
- 9.19 Licensed premises within the city centre, particularly in the shopping area, should not be dedicated purely to the evening economy. A number of bars/pubs and restaurants already take advantage of their proximity to shops or are otherwise required by the terms of their planning permissions and offer non-alcoholic beverages and food throughout the day and night to appeal to a wider range of customer.

Grouping

NLQ4 Proposals which would result in licensed premises being concentrated in adjacent premises will be carefully assessed to ensure that the character of the area does not become detrimental to the wider appeal of the city centre.

Within Park Lane shopping village, permission will not normally be granted for developments that result in licensed premises taking up more than 2 adjacent properties

- 9.20 Where a number of licensed premises are concentrated in close proximity, there can be cumulative impacts, which may detract from the overall character of this quarter. The over-dominance of licensed premises may adversely change the daytime character of the area by reducing the diversity of other facilities on offer such as the range of shops available.
- 9.21 The existing shopping facilities within Park Lane Shopping Village (Olive, Derwent Street and Vine Place) add to the vitality of this part of the city centre and as such should be retained and improved unless it can be demonstrated, for instance by marketing evidence, that there is no demand to continue a premises in retail or other non-licensed use.
- 9.22 Properties with valid permissions which have yet to be implemented will be a material factor in considering whether or not any additional licensed premises will be permitted.

Number of premises

NLQ5 Applications for additional licensed premises in this Quarter will be carefully considered against the existing number including premises with unimplemented planning permissions to ensure that they do not become the predominant ground floor use.

- 9.23 Within this Quarter there are approximately 150 properties at ground floor level of which 46 are licensed premises including hot food takeaways. Other City Centre uses within this quarter include retail

and this area remains active in the day-time due to its close proximity to the transport interchange, the car parks and the Civic Centre.

- 9.24 NLQ5 will be applied by monitoring the consents granted and take-up of permissions within this Quarter. Under the Councils licensing policy, separate to land use planning controls, a “cumulative impact policy” can be placed on an area. This would need to be founded on evidence from a “responsible authority” or interested party and could be introduced to restrict new licences in a specified area. This measure could be considered when a large concentration of licensed premises is demonstrated to cause problems of crime and disorder or public nuisance to the extent that formal intervention is required. Should at any time advice / evidence from Northumbria Police (or any other responsible authority or interested party) indicate that this area of the city is at saturation point and the licensing authority consider a cumulative impact policy would be appropriate then consideration would be given to resist the grant of consent for any additional licensed premises.

10.0 Theatre Quarter (TQ)

Location and existing character

- 10.1 This Quarter lies to the north-west of the city centre. It is bounded by the inner ring road (St. Michael’s Way) to the west, and the magistrate’s court and police station to the north. The eastern limit is West Street and the Bridges Shopping Centre, with the southern limit set at Chester Road. The majority of this Quarter falls within the Bishopwearmouth Conservation Area and houses a number of listed buildings of architectural and historic interest.
- 10.2 This Quarter has considerable potential to enhance the diversity of the evening economy in the city centre being the location of the Sunderland Empire, the Town Park, the Minster and Crowtree Leisure Centre. Following refurbishment in 2005 the Sunderland Empire which seats 1,860 people, is currently the only theatre between Manchester and Edinburgh capable of staging large West End productions.
- 10.3 Low Row is pedestrianised and is used as a thoroughfare during the day for pedestrians and a link to the Night Time Quarter which begins at Green Terrace. Whilst the Sunderland Empire attracts high numbers of people into the city centre there is concern that there is a shortage of complementary facilities in the Quarter to attract patrons into the area before performances and encourage them to stay for a while afterwards. In effect, theatre patrons are more likely simply to make their way home straight after the shows rather than stay in the city centre.
- 10.4 The 2002 Policy Statement aimed to change the character of this Quarter to complement the attraction of the Sunderland Empire. This

has been successful in part with some nearby restaurants offering pre-theatre specials and some of the public houses providing food until early evening. However, the more diverse night-time economy, which appeals to a wider range of age-groups, remains to be established compared with what was envisaged in the 2002 Policy Statement.

- 10.5 There is a hotel located in Low Row which is part of a complex incorporating two newer public houses and there are a number of older late-night bars. This quarter is served by a taxi-rank, with public transport points located at Park Lane Interchange, John Street/Fawcett Street and the Central Railway Station.
- 10.6 The Town Park comprises a pleasant area of open space which primarily acts as a thoroughfare between The Bridges Car Park, the Sunderland Empire and Crowtree Leisure Centre, in the evening and at night. Environmental improvements have been undertaken to the Park to enhance the route, which include improved lighting and opening up the planting, strengthening its role within the city centre.
- 10.7 The Crowtree Leisure Centre is a dominant feature in this Quarter and unfortunately turns its back on the Town Park. There is the potential to build in facilities which could further complement the evening economy offer should the leisure centre be redeveloped in the future
- 10.8 Likewise there are potential development opportunities on High Street West and the former Dun Cow Street Fire Station, both close to the Theatre which could also add to the night time attractions in this Quarter.
- 10.9 The public houses in this Quarter, whilst some have a traditional external appearance, internally most take on the character of modern style bars. The exception is The Dun Cow, a listed building, which still retains much of its original interior and its traditional character.
- 10.10 A number of late-night bars and a hot food takeaway, which are in close proximity to two blocks of residential flats (Astral and Solar House) are located to the eastern end of the Theatre Quarter around the High Street West/ Crowtree Road junction.
- 10.11 To the north of this quarter are the Vaux and Farringdon Row sites which are allocated for residential and employment led mixed-use development and these in due course may also contribute to the character and attractiveness of the Theatre Quarter.

Proposed area character

- 10.12 The Sunderland Empire is to be the focal point within the Quarter, building on its role and importance, by providing high quality venues and a wider range of restaurants, wine bars and cafes offering lunch-

time trade, pre-and after theatre dinner and drinks which should appeal not only to theatre-goers but also to shoppers and other city centre customers.

- 10.13 This Quarter is intended to become a place where customers will have the opportunity to eat and drink after shopping or to socialise with work colleagues in relaxed atmospheres which offer low volume music and both indoor and outdoor seating areas.
- 10.14 The playing of music at loud volumes (more appropriately provided in the Night Time Quarter) will be discouraged in order to provide a more diverse range of licensed premises in the city centre and to protect the amenities of the existing and proposed residential properties in the area. Consideration will be given to planning conditions where background music is set at levels consistent with having a normal conversation, to appeal to a wider range of clientele.
- 10.15 Continental style café-bars with outside seating areas will be encouraged.
- 10.16 This Quarter has the potential to offer significant functional and physical linkages with the Vaux and Farringdon Row regeneration sites and would be a direct pedestrian route from the Bridges Shopping Centre and Park Lane Interchange to these regeneration sites.
- 10.17 Any new planning permissions or licensed premises around the High Street West and Crowtree Road area will be conditioned to respect the amenities of the city centre flats, while also building on their potential as a gateway to the Theatre Quarter from the Vaux site/Bridges connections
- 10.18 The existing bars and nightclub located on Low Row provide the transition from the Theatre Quarter to the more active Nightlife Quarter. The wide pedestrianised areas on Low Row offer opportunities for outdoor seating.
- 10.19 The retention of the character and appearance to both the Conservation Area and the Listed Buildings will be vital when considering the impact licensed premises will have in this Quarter.

Theatre Quarter - Requirements

Permitted uses

TQ1 New restaurants, cafes and café-bars (A3) will be permitted with the defined Theatre Quarter.

No further permissions will be granted for Pubs and bars (A4), hot food take-aways (A5) or nightclub uses.

- 10.20 Within this Quarter, the Council will encourage restaurants and café-bars that principally complement the attraction of the Sunderland

Empire to provide opportunities for patrons to eat and/or drink both before, or after a performance

- 10.21 More choice and better quality of venues will be encouraged within this Quarter to attract a more diverse range of clientele than for instance the Nightlife Quarter which is primarily intended to cater more for the younger age groups.
- 10.22 It is considered that the area already accommodates adequate numbers of pubs and bars (A4 uses). Should these premises take advantage of their permitted rights under the Use Classes Order and change to a restaurant, or café-bar (A3), this will further add to the mix and character of the area.
- 10.23 Resisting further numbers of pubs and bars (A4), hot food take-aways (A5) and nightclub uses will also help to alleviate problems of noise and disturbance for residents living in the area as these uses have a tendency to be more disruptive than restaurants and café-bars.
- 10.24 A limited number of A3 and A4 uses would be appropriate as part of any comprehensive future redevelopment scheme to support the City Centre retail core but careful consideration would need to be given to the opening hours and closing times to protect the amenities of residents living in the area to ensure there is no conflict with City Centre activities particularly the shopping experience.

Number of premises

TQ2 Planning permission will be granted for up to six additional A3 Uses (i.e. restaurants, cafes and café-bars) within the Theatre Quarter.

- 10.25 Whilst this Quarter accommodates leisure / community facilities such as the Town Park, Sunderland Minster, the Crowtree Leisure Centre and the Sunderland Empire, licensed premises are the predominant land use. Twenty two licensed premises are located within this Quarter and one hot food takeaway, with the majority of the licensed premises being bars (15). However, the Council will encourage additional A3 uses within this Quarter to complement the overall strategy for the Theatre Quarter and provide a better mix of uses. Such restaurants, cafes and café-bars will also be required to operate alongside shopping hours as well as in the evening and at night and to ensure more daytime as well as night-time activity.
- 10.26 This will be in addition to those existing A4 and A5 premises that may take advantage of permitted rights under the Use Classes Order and change use to operate as restaurants/ café-bars without the need for planning permission.

Daytime Opening hours

TQ3 New licensed premises shall open at least between the hours of 12.00 and 7.30p.m. Mondays to Saturday and make available non-alcoholic hot and cold beverages and substantial food for customers to purchase throughout the opening hours. The City Council will achieve this by seeking to enter into a S106 agreement with the applicant/s. If agreement is not secured planning permission will normally be refused.

- 10.27 One of the objectives for this Quarter is to encourage more people to use the area throughout the day and early evening, not only in conjunction with the Theatre but also at lunchtime, before or after shopping and as a meeting place after work. In order to create a more vibrant Theatre Quarter which offers more choice and can in time connect with the Vaux and Farringdon Row development sites, applicants will be encouraged to enter into a Section 106 agreement with the City Council to ensure that premises are open during the daytime as well as in the evening.
- 10.28 Due to its peripheral location to the core retail area of the city centre, the Theatre Quarter does not necessarily attract the level of daytime footfall as other parts. As such, opening earlier in the day is not necessarily required for this Quarter, nor is opening on Sundays. However, the use of a Section 106 agreement relating to opening hours would not preclude the applicant opening earlier than the prescribed times, or on Sundays.

Closing times

TQ4 In order to ensure the strategy for this Quarter supports the Sunderland Empire and avoids adverse impact on the amenities of residential properties and the general character of the city centre, the following closing times will be applied to planning permissions or new licensed premises:

Monday to Thursday: 23:30

Fridays and Saturdays: Midnight

Sundays: 23:00

Sunday preceding a bank holiday Monday: Midnight

- 10.29 The strategy for the Theatre Quarter is to create a more cosmopolitan environment that complements the attraction of the Theatre and its setting alongside the Town Park and Sunderland Minster. Adherence to the recommended closing times reflect this strategy.
- 10.30 Furthermore, the closing hours of the licensed premises within this Quarter are designed to avoid any detrimental impact on the amenity of existing residents while taking into consideration the timing of the theatres performances.
- 10.31 Closing times refer to the time by which all customers should have left the premises and all noise generating clearing up activities which are

audible from outside the premises should cease. When planning permission is not required, but changes are proposed to the licence, advice in line with this guidance will be given to the Licensing Authority.

11.0 Sunnyside Quarter (SQ)

Location and existing character area

- 11.1 The Sunnyside Quarter lies in the eastern part of the city centre, bounded by Nile Street to the east, High Street West to the north, Borough Road to the south and the rear of Fawcett Street/ John Street to the west. This Quarter includes the Sunderland Central Conservation Area and a large number of listed buildings of architectural or historic interest.
- 11.2 This Quarter also forms part of a wider 15-year regeneration programme led by The Sunnyside Partnership. A Planning Framework, which is adopted interim planning policy provides a more detailed framework to deliver this regeneration strategy. Chapter 6 of this document, 'Other City Centre Locations' considers the wider Sunnyside area in more detail.
- 11.3 The Sunnyside Quarter covers a substantial area with differing characteristics. The western-most part forms part of City Centre's retail area with Joplings department store and other smaller retailers present. There are also financial and professional services and a number of restaurants and cafes that have opened up, many responding to the 2002 Licensed Premises Policy Statement and the regeneration programme.
- 11.4 The heart of Sunnyside is distinguished by the recently refurbished Sunnyside Gardens, that offer an attractive "new" space within the city centre for people to use both day and night. Further environmental improvements to the paving and street furniture in the area add to the pedestrian friendly environment.
- 11.5 The buildings within the centre of this Quarter are mainly small footprint on a grid iron street pattern accommodating a diverse range of uses including more recently, residential conversions and specialist retailing.
- 11.6 Alongside Park Lane Public Transport Interchange, the bus services in John Street and Fawcett Street together with Sunderland Central Railway / Metro Station provide the principal public transport hub for the city centre.
- 11.7 Four taxi ranks lie just outside the Quarter although there are currently no designated ranks within the main core of the Sunnyside Quarter.
- 11.8 On-street car-parking is available throughout the Quarter, with a multi-storey car park in the emerging "River Quarter" to the north of High

Street West and smaller surface car parks in Nile Street, Tatham Street and Tavistock Place area.

- 11.9 Restaurants and café-bars open throughout both the day and evening are the predominant form of licensed premises within this Quarter. A small number of bars and pubs are more dispersed ranging from the modern to traditional public houses.
- 11.10 The Sunnyside Quarter is a main pedestrian thoroughfare linking the city centre to the East End and has a steady pedestrian flow throughout the day.

Proposed area character

- 11.11 The strategy for this Quarter is to encourage licensed premises which complement a mix of residential new-build and conversions, leisure uses, art galleries and professional offices. This supports the broader objectives of the Sunnyside Planning Framework which seeks to create a lively mixed-use urban quarter with a greater concentration of living opportunities. Licensed premises which would be detrimental to these overall objectives will be discouraged.
- 11.12 The aim is to create a lively and varied restaurant and café quarter with a strong evening economy and busy daytime trade, in order to enhance the leisure economy and appeal to a wide range of age groups, families and day time employees.
- 11.13 Venues which restrict background music to levels which allow conversations to take place will be encouraged, in order to create an atmosphere which appeals to a wider range of age groups.
- 11.14 Within the heart of Sunnyside, carefully managed outside eating and drinking areas will be encouraged, particularly along the wider pedestrianised streets, taking advantage of the views into Sunnyside Gardens.
- 11.15 On the north side of High Street West just outside the Sunnyside Quarter is a complex of operational and planned, larger footprint leisure uses including a cinema, casino, bowling alley restaurants and bars and residential use, known as 'The River Quarter' Therefore, a small number of bars will be encouraged to locate on the northern boundary of the Sunnyside Quarter to complement this complex but any planning permissions granted will be subject to conditions relating to noise and closing times to protect the amenities of the residential properties which are being established in the area.
- 11.16 The retention of the character and appearance to both the Conservation Area and the Listed Buildings is also vital when considering the impact that licensed premises will have.

Sunniside Quarter - Requirements

Permitted uses

SQ1 New restaurants, cafes, café-bars (A3) and pubs and bars (A4) will be permitted within the defined Sunniside Quarter but carefully conditioned to ensure no adverse impact on the residential and other noise sensitive uses being encouraged to locate in the area.

No more than the existing number of hot food take-aways (A5) will be permitted.

- 11.17 New licensed premises in this Quarter will be required to complement and support its mixed-use character and not undermine its role as a residential location. As such, only A3 and limited numbers of A4 uses will be permitted which will be tightly controlled in order to avoid harming the amenities of the residential and other noise sensitive uses in the area.
- 11.18 Currently the Sunniside Quarter accommodates around 18 licensed premises, mostly restaurants, cafes and café-bars. The small number of bars located throughout the Quarter are predominantly wine bars attracting older age groups due to their more relaxed atmosphere.
- 11.19 The pubs and bars to be encouraged within the Sunniside Quarter should enhance the character of the area and be more attractive to a wider range of age groups. Proposals for pubs and bars should strive to meet the overall aims for the Quarter. Vertical drinking establishments will be discouraged (Premises that offer few seating areas and predominately provide for standing clientele only).

Number of premises

SQ2 Within this Quarter, planning permission will be granted for an additional 30 licensed premises, which must accord with the location and use class as set out below:

<u>Locations</u>	<u>Use Class</u>	<u>No. of new premises</u>
John Street	A3	3
Frederick Street	A3	6
Borough Road	A3	2 (Properties must front Borough Road)
West Sunniside	A3	3
Norfolk Street	A3	3
	A4	3

<i>Nile Street</i>	<i>A3</i>	<i>3</i>
<i>Coronation Street</i>	<i>A3</i>	<i>2</i>
<i>High Street West</i>	<i>A3/A4</i>	<i>4</i>
<i>1 nightclub will be permitted within a premises located between 198-217 High Street West</i>		

- 11.20 This Quarter has only recently emerged as an evening economy venue although the offer is now growing significantly. To create a lively and varied restaurant and café culture, a number of opportunities are presented to add to the choice and number of licensed premises available.
- 11.21 Notwithstanding this, the number and types of licensed premises are to be restricted within certain streets to respect the needs of other uses, existing and planned and the character of sub-areas within Sunnyside.
- 11.22 By 2021 up to 900 new dwellings will be developed within the wider Sunnyside regeneration area. Large concentrations of licensed premises would adversely impact on residential amenity and the wider regeneration aims.
- 11.23 John Street and Frederick Street are still much a part of the shopping and professional sectors of the city centre and have in recent years experienced a selection of new restaurants/ café-bars opening. It is not considered appropriate to introduce new A4 uses into these streets as these would have a detrimental impact on the character of and other occupiers in the area. A small number of additional A3 uses will however be encouraged in order to increase the choice available and support the other users of the area. Historically, Foyle Street was a residential area and more recently, there is a growing shift back to residential conversions. Further opportunities exist within this Street for residential development and as such licensed premises will not be encouraged within this part of the quarter.
- 11.24 Only the northern side of Borough Road falls within the Sunnyside Quarter and very few opportunities exist for new licensed premises. Allowing an additional two, subject to appropriate conditions and fronting on to Borough Road would help stimulate activity in the area, without impacting adversely on the amenities of nearby residential properties.
- 11.25 West Sunnyside and Norfolk Street form the heart of the Quarter. A3 and A4 uses will be encouraged here to create a lively and varied café and restaurant culture, taking advantage of the wide paved areas for extending the use outdoors. Nine additional licensed premises, both A3 and A4 will add to the mix and reinforce the character of this part of the Quarter.
- 11.26 Nile Street and Coronation Street are only partly within this Quarter, but large-scale redevelopment is anticipated here, incorporating a number

of residential units. Coronation Street also forms one of the main pedestrian links to the residential areas lying to the east. As such, the opportunity for licensed premises is limited within this area, but a small number of A3 units, rather than A4, will be encouraged. This would protect the amenities of the residential properties and avoid the creation of a main pedestrian thoroughfare which has pubs and bars fronting onto it, which may discourage people from using it.

- 11.27 Part of the southern side of High Street West is included within this Quarter and both A3 and A4 uses will be encouraged here in order to complement the nearby emerging River Quarter leisure complex. It is considered that this part of High Street West could accommodate up to four additional A3/ A4 uses.

Closing times

SQ3 In order to ensure that licensed premises are not detrimental to nearby residential properties and the character of the Quarter, the following closing times will be applied to planning permissions or new licensed premises:

High Street West: **A3/ A4 uses**
Monday to Thursday: Midnight
Friday and Saturdays: 01:00
Sunday: 23:00
Sunday preceding a Bank Holiday
Monday: 01:00

Nightclub
Monday to Thursday: 02:00
Friday and Saturday: 03:00
Sunday: midnight
Sunday preceding a Bank Holiday
Monday: 03:00

Remainder of quarter: **Monday to Thursday: 23:00**
(23:30 for diners)
Friday and Saturday: Midnight
(12:30 for diners)
Sundays: 23:00
Sunday preceding a Bank Holiday
Monday: Midnight (12:30 for diners)

- 11.28 The licensed premises around the High Street West area are focussed on the multiplex cinema development, which is open until 11pm, and the Casino which is open through the night until 6am. A bowling alley is currently under construction within this area, which will add to the leisure facilities on offer. The additional A3 and A4 uses will contribute

to the night-time activity, allowing customers further choice should they wish to stay out after visiting the cinema, or bowling alley

- 11.29 Closing times within the remainder of the Sunnyside Quarter are necessarily more restrictive due to the current and planned residential developments for the area. The overall regeneration aims for the area would be adversely affected if there were to be no controls over the closing times of licensed premises. When planning permission is not required, but changes are proposed to the licence, advice in line with this guidance will be given to the Licensing Authority.

Grouping

SQ4 Proposals which would result in licensed premises being located in adjacent properties will be carefully assessed to ensure that the character of the area is not dominated by licensed premises.

Planning permission will not be granted for developments that result in licensed premises taking up more than 2 adjacent properties

- 11.30 Where a number of licensed premises are located in close proximity, there would likely be cumulative effects which may result in adverse impacts on their surroundings. The grouping of such uses can also change the character of the area and reduce its attractiveness to other services/facilities.
- 11.31 The specialist retail shops within Sunnyside combined with the financial and professional services, add to the vitality and viability of this part of the city centre and, as such, should be protected and retained and not potentially pushed out by the negative effects of licensed premises. Likewise the art galleries and exhibition space will also add to the vitality and viability of the area.
- 11.32 Properties with valid permissions which have yet to be implemented will be a material factor in considering whether or not any additional licensed premises will be permitted.

Size of premises

SQ5 To prevent detrimental impact on the amenities of residential and other noise sensitive uses in Sunnyside and the character of the Quarter, the internal operational / public floor space of all new individual licensed premises should be no more than 100 square metres at ground floor level.

Proposals for licensed premises on upper floors will be considered on their individual merits.

Consideration will be given to larger units for A3 use only.

- 11.33 Most of the properties within the Sunnyside area take on the form of traditional individual two/ three storey terraced buildings which reflects their original residential purpose. This is a key feature of the urban form and character of this Quarter and will be retained. The City Council will therefore discourage the amalgamation of two or more

neighbouring buildings to accommodate a single new licensed premise. Each new licensed premises should be no larger than 100 sqm at ground floor level (100sqm is the internal operational/ public area and excludes for example, kitchens/storage areas). Consideration will be given to the nature of the proposed use and its location when assessing applications which include the upper floors as well as the ground floor.

- 11.34 It is acknowledged that A3 uses (restaurants and café-bars) and the nightclub use on High Street West may need premises which are larger than this and therefore consideration will be given to the nature of the proposed use and its location, taking into account the level and proximity of residential development.

12.0 Culture Quarter (CQ)

Location and existing character

- 12.1 The Culture Quarter adjoins the south eastern boundary of the Sunnyside Quarter and also falls within the wider Sunnyside Planning Framework area. To the south it is bounded by the Museum and Winter Gardens, to the west by Station Street and the railway line, to the east by Frederick Street/ Toward Road and the northern boundary of the quarter is Athenaeum Street.
- 12.2 This area accommodates a number of the city's cultural buildings, such as the Museum and Winter Gardens, which offers a wide range of facilities including events and activities for both adults and children. The City Library and Arts Centre, houses the local studies centre and the Northern Gallery for Contemporary Art, alongside traditional library facilities.
- 12.3 A number of residential schemes have recently been completed within this Quarter which sit alongside these attractions and the professional offices in the area. The area is currently served by three pubs/ bars (one of which is vacant) together with five restaurants/ cafes (two currently vacant).
- 12.4 There are a number of bus stops, which serve the city centre and two taxi ranks. Sunderland Central Station is in very close proximity to the quarter. This small area does not have any public parking facilities within it, but is in close proximity to a number of car parks areas where on street parking is permitted.
- 12.5 Mowbray Park, the city centre's largest green space, is adjacent to this Quarter and is particularly well-used throughout the day and into the early evening especially in the summer months, adding to the cultural attractiveness of the area. This Quarter includes the Sunderland Central Conservation Area and a large number of listed buildings of architectural or historic interest.

Proposed area character

- 12.6 The aim for this Quarter is to encourage licensed premises which can support and complement the existing cultural activities; and offer a range of food and drink outlets appealing to a wide range of age groups and families, which can be supported by the cultural facilities on offer.
- 12.7 Venues which offer live music will also be encouraged within this Quarter in locations which will not impact on the amenities of residents or businesses.
- 12.8 Mowbray Park is one of the city centre's valuable event spaces and is well used in the summer months, with bands performing in the bandstand, and during the Christmas period accommodates an outdoor skating rink.
- 12.9 The aim is to encourage a selection of bars, café-bars and restaurants which will complement both the activities within the park throughout the year and the cultural attractions nearby which will cater for food and drink in venues which are not dominated by loud music.
- 12.10 In the longer term the nearby Holmeside Triangle comprehensive development site will potentially open up access to this part of the City Centre if it incorporates a pedestrian link from Park Lane to Burdon Road. This will provide better pedestrian access for people arriving into the city via the Park Lane Public Transport Interchange and the car parks in that part of the city centre.

Culture Quarter - Requirements

Permitted uses

CQ1 Only new restaurants, cafés, café-bars (A3) pubs and bars (A4) will be permitted within this quarter.

No new nightclubs or d hot food takeaways (A5) will be permitted within this quarter.

- 12.11 The Culture Quarter is the smallest of the four quarters and falls within the boundary of the wider Sunnyside Planning Framework Area. At present the licensed premises on offer are limited, with two pubs (food served until 10pm most nights) open throughout the day until the early hours of the morning, two day-time cafes and one evening restaurant.
- 12.12 In order to provide a mix of venues for all and to complement the cultural facilities on offer in this area, a small number of both A3 and A4 uses will be encouraged.

- 12.13 Within the licensed premises permitted, live music will be encouraged in order to contribute to the choice of cultural facilities on offer. Information should be submitted with planning applications on the noise attenuation levels proposed (advice should be sought from the Director of Cultural and Community Services) in order to ensure the amenities of nearby residential properties and the character of the area are protected.

Number of premises

CQ2 Restaurants/ Café/ Café-bars (A3): Additional 2
Bars/ pubs (A4): Additional 2

- 12.14 It is considered that allowing four additional licensed premises within this quarter will help add to the mix of venues on offer without causing detriment to the character of the area, nearby residential properties and businesses.

Closing times

CQ3 In order to ensure that the additional licensed premises do not have an adverse impact on the amenities of nearby residential properties and the character of the area, the following closing times will be applied to planning permissions or new licensed premises:

Monday to Thursday: 23:00 (23:30 for diners)
Friday and Saturday: Midnight (12:30 for diners)
Sunday: 23:00
Sunday preceding a Bank Holiday Monday: Midnight (12:30 for diners)

- 12.15 The existing licensed premises which are located within this Quarter are longstanding and have no planning restrictions on them in relation to closing times. As such some of the premises have been licensed to open until the early hours of the morning.
- 12.16 However, this area has changed in recent years with the improvements to the Museum and Winter Gardens and the attraction of residential development schemes. Therefore it is considered that, rather than intensify the late night/early morning activity associated with the existing licensed premises, restricting the closing times for the additional premises will help to contain the impact on the amenities of the area. (When planning permission is not required, but changes are proposed to the licence, advice in line with the policy will be given to the Licensing Authority).

Size of premises

CQ4 To prevent adverse impacts on residential amenity and the character of the area, the floor space of any new individual licensed premises should be no more than 100 square metres at ground floor level, additional floors will be considered on their individual merits. Consideration will be given to larger units for restaurants and café-bars.

- 12.17 The majority of the properties within John Street are in a traditional two/three storey terraced form due to their original residential use. The sizes of the properties restrict the types of use that can be accommodated within the property and the listed building status of the majority of properties within this street controls the internal size.
- 12.18 In instances where the property is not listed, concerns arise should two neighbouring licensed premises amalgamate to become one and the nature of the premises change, as this could damage the character of the area and cause detriment to residential properties. Accordingly, size restrictions are in place to ensure that each individual property is no larger than 100sqm at ground floor level. (100sqm is the internal operational/ public area and excludes for example, kitchens/storage areas). Consideration will be given to the nature of the proposed use and its location when assessing applications which include upper floors.
- 12.19 It is acknowledged that A3 uses (restaurants and café-bars) may need premises which are larger than this and therefore consideration will be given to the nature of the proposed use and its location, taking into account the level and proximity of residential development.

Grouping

CQ5 Proposals which would result in licensed premises being located in adjacent properties will be carefully assessed to ensure that the character of the area is not dominated by licensed premises. Planning permission will not be granted for developments that result in licensed premises taking up more than 2 adjacent properties

- 12.20 Where a number of licensed premises are located in close proximity, there would likely be cumulative effects which may result in adverse impacts on their surroundings. The grouping of such uses can also change the character of the area and reduce its attractiveness to other services/facilities.
- 12.21 The retail units within the Culture Quarter combined with the financial and professional services, add to the vitality and viability of this part of the city centre and, as such, should be protected and retained and not potentially pushed out by the negative effects of licensed premises.

- 12.22 Properties with valid permissions which have yet to be implemented will be a material factor in considering whether or not any additional licensed premises will be permitted

13.0 Other City Centre Locations

- 13.1 The city centre boundary covers a wide area, with the river Wear acting as the northern boundary, the relief road (Sans Street) to the east, Park Road to the south and the western end of the University campus and Farringdon Row to the west.
- 13.2 The north western part of the City Centre includes the Vaux and Farringdon Row development sites. With residential and employment - led mixed-use development planned to be developed over the next 14 years, this area will substantially regenerate this part of the city centre, creating a new mixed-use quarter and linking the city centre core with the river.
- 13.3 The north eastern sector of the city centre, which fronts onto the river Wear, houses a significant residential presence, ranging from student accommodation to the Echo 24 apartment building.
- 13.4 The eastern edge of the city centre (Villiers Street/ Nile Street), which is within the boundary of the Sunnyside Planning Framework area, accommodates a number of manufacturing/industrial workshops, wholesale warehouses and storage facilities undertaking car repairs, paint spraying, car sales and other related uses. Within the Sunnyside Regeneration Area (Sunnyside Planning Framework) there are also B1 office uses alongside training centres and clinics. However, this area is being transformed in line with the Sunnyside Planning Framework, with more housing and B1 uses likely to come forward in the future.
- 13.5 The south eastern part of the city centre houses a mix of uses including retail, residential, warehousing, places of worship and a small number of licensed premises. A number of the premises in this area are currently vacant.
- 13.6 Lying to the southern most part of the city centre is the Civic Centre and Mowbray Park. These areas are important components of the city centre housing a large number of office workers and offering a green space for both visitors and residents.
- 13.7 The University Chester Road Campus which lies to the west of the city centre is also subject to change, with plans being developed to consolidate all university activities on the two main campuses.
- 13.8 The core of the city centre is centred on the shopping streets and the Bridges shopping centre, whilst those parts of the centre which lie outside the ring road are relatively detached. The Bridges does not fall

within any of the four quarters identified in this SPD, since this is the main shopping area where the intention is to retain and develop primary retail facilities.

- 13.9 The area of the city centre which falls outside the identified quarters is anticipated to change quite considerably in the next 10-15 years, particularly the Vaux/Farringdon Row site and the wider Sunnside area. The Vaux/Farringdon Row site will be developed for mixed-use, incorporating residential and employment. A planning application is under consideration for the Farringdon Row site, which includes housing, a hotel, office development with associated retail, food and drink. The Vaux site has outline planning consent for offices, apartments, hotel, food and drink and leisure and retail.
- 13.10 As such both A3 (Restaurants and Cafes) and A4 (Pubs and Bars) will be likely to be considered acceptable as part of the re-development proposals for these sites to complement the other uses. However, careful consideration (and the use of planning conditions/S106 agreements) will be given to the nature of the use and its location to ensure no harm is caused to other proposed uses, particularly any residential development.
- 13.11 The Sunnside area of the city is partly covered within the two identified quarters, Sunnside and Culture quarter. However, as referred to previously, the wider Sunnside area is subject to a detailed planning framework to assist the delivery of the vision for the regeneration of Sunnside, shared by the City Council, Sunderland ARC and the Sunnside Partnership and as such this wider Sunnside area will be transformed over the next 10-15 years.
- 13.12 Therefore, consideration will be given to the introduction of A3 (Restaurants and Cafes) A4 (Pubs and Bars) within the wider Sunnside area (outside of the identified quarter) to complement future development proposals. Careful consideration will be given to the licensed premises within this wider area to ensure residential amenity is not compromised and that the overall aims of the Sunnside Planning Framework are achieved.

Other City Centre Locations - Requirements

- 13.13 Proposals which come forward for licensed premises which lie within the city centre boundary but outside the allocated quarters will be restricted to A3 (Restaurants and Cafes) and A4 (Pubs and Bars) which will be considered on their individual merits and against the aims of this SPD and the relevant policies of the UDP and Alteration No.2.
- 13.14 However within shopping streets selected evening economy activity will be permitted only where it would improve the attraction of the street overall. (Proposals within shopping streets will also be subject to S106

agreements to ensure premises are open throughout the day as well as in the evening and at night).

- 13.15 Consideration will also be given to the occupation of adjacent premises to avoid concentrations of licensed premises that would create harmful impacts, and permission will not normally be granted for developments that result in more than 2 licensed premises in adjacent properties.
- 13.16 The following closing times will also be adhered to for proposals which fall outside of the defined quarters:

Monday to Thursday: 23:30

Friday and Saturday: Midnight

Sunday: 22:30

Sunday preceding a Bank Holiday Monday: Midnight

Later closing times will be considered for premises which complement the leisure uses to the north side of High Street West (River Quarter), provided residential amenity is protected and the character of the area is not compromised.

- 13.17 In primarily residential areas there will be a general presumption against the opening of new licensed premises. In exceptional cases, restaurants or café-bars may be granted subject to carefully considered strict opening hours and noise control which respond to the sensitivity of neighbouring uses. (When planning permission is not required, but changes are proposed to the licence, advice in line with this guidance will be given to the Licensing Authority).
- 13.18 The key issues to be considered for other City Centre locations will focus on whether the proposed premises would:
- Contribute to the overall evening/night time economy;
 - Contribute to or undermine the balance of uses in the locality;
 - Contribute to or undermine the balance between the day-time economy and environment and that of the night time;
 - Be likely to cause an increase in public disorder;
 - Be detrimental to the amenities of residential properties.

High Street West

- 13.19 When reviewing the current position in the city centre for the purposes of this document, an assessment of the role of High Street West between Fawcett Street and West Street has been carried out. There are evening/night time attractions at both ends centred at the east on the Empire Multiplex Cinema and at the west on the Sunderland Empire. There are also clusters of licensed premises at both ends.

Between the two there is very little in the way of a daytime or nighttime food and drink offer. Most of the properties are in retail use and when these close this stretch of High Street West loses its vitality and takes on a deserted if not foreboding character.

- 13.20 As such, there are opportunities to encourage a limited number of new food and drink outlets in this part of High Street West, subject to restrictions.

Location and existing character

- 13.21 This area of the city centre forms part of the shopping core and is close to The Bridges shopping centre. The street is largely pedestrianised, and has a range of large national stores such as Marks and Spencers, BHS, Argos, T.J.Hughes and Currys Digital, together with smaller retail units and services - hairdressers/beauty salons, a bank and building society.
- 13.22 Currently there are two bars (A4) located at the western end of the street, Harleys and Boulevard, which open mid-morning/ lunchtime until the early hours of the morning (but not everyday), and a McDonald's restaurant, which is open till 9pm apart from a Friday and Saturday when it closes at midnight. . A café-bar is located to the east, which is open until around 6pm.
- 13.23 At present, vacancy levels within High Street West particularly east of John Street are the highest in the city centre. In the evening, the street changes in character with the retail premises shuttered up and lacking in activity, giving people little incentive to use the area apart from as a pedestrian link from St. Mary's Car Park to the Sunderland Empire or Cinema, or as a link from the eastern part of the city centre (Sunniside Quarter/ bus stops on John Street) to the Theatre Quarter.
- 13.24 The aim is to introduce a strictly limited number of restaurants and cafes/café-bars which would be open throughout the day as well as in the evening and at night to help animate High Street West and help to improve the natural surveillance of the area and create a safer public realm.
- 13.25 Given that the street is pedestrianised, the limited number of cafes and restaurants which will be permitted here will be able to take advantage of this by providing outside seating areas. (Restrictions on opening hours and noise levels will need to be carefully considered to avoid creating nuisances for the nearby City Centre flats).
- 13.26 The introduction of a small number of restaurants, café-bars into this area will also need to be carefully controlled to ensure the retail dominance of the street is retained.
- 13.27 To respond to current concerns about the vacancies in this area and the potential future relocation of existing retailers to busier part of the

city centre, the introduction of a limited number of A3 uses could potentially stimulate more interest from A1 retailers and therefore it is crucial that A3 uses are open throughout the day as well as in the evening and managed in a way that will support the primary function of High Street West as a shopping street.

High Street West - Requirements

Permitted uses

HSW1 Only restaurants and cafes (A3) will be permitted within the identified area.

No further new nightclubs, pubs bars (A4) or hot food takeaways (A5) will be permitted within this area.

- 13.28 The acceptable uses within this area will be restricted to class A3 in order to create evening activity which complements the Theatre Quarter and shopping environment.
- 13.29 Providing a number of A3 premises on this street, particularly the western end, will help bridge the daytime activity with the evening.
- 13.30 The provision in the street of more than just retail frontages which lose their interest in the evening will also help provide natural surveillance to this underused area of the city centre at night.

Number of premises

HSW2 Three additional restaurants/ cafes (A3) will be permitted in High Street West between Union Street and West Street.

- 13.31 This street forms part of the city centre's retail core and accordingly the objective is to encourage activity which is complementary to the shopping experience permitting a limited number of restaurants/café-bars/cafes, to help to stimulate interest within the street and help bring it to life in the evening.

Closing times

HSW3 In order to ensure that there is no adverse impact on the amenities of the city centre flats the following closing times will be applied to planning permissions or new licensed premises:

the premises must be closed by:

Monday to Thursday: 23:30

Friday and Saturday: Midnight

Sunday: 23:00

Sunday preceding a Bank Holiday Monday: Midnight

- 13.32 This area is in close proximity to the city centre flats and as such encouraging more activity within this area into the evening should not be to the detriment of the amenities of the residents of those properties. (When planning permission is not required, but changes are proposed to the licence, advice in line with this guidance will be given to the Licensing Authority).

Opening Hours

HSW4 New licensed premises shall open at least between the hours of 10am to 5.30pm on Mondays to Saturday and 11am to 4pm on Sunday and make available non-alcoholic hot and cold beverages and substantial food for customers to purchase throughout the opening hours. The City Council will achieve this by seeking to enter into a S106 agreement with the applicant/s. If agreement is not secured planning permission will normally be refused.

- 13.33 In order to ensure that licensed premises are not detrimental to the vitality and viability of the city centre and do not create 'dead frontages' throughout the day the City Council will seek to enter into a Section 106 agreement with the applicant/s to ensure that premises are open throughout the day as well as in the evening.
- 13.34 The above opening hours are set to safeguard the daytime shopping environment, but it is expected that the premises will remain open until the set closing times in order to support and enhance the evening economy within this area.

Grouping

HSW5 *Proposals which would result in licensed premises being located in adjacent properties will be carefully assessed to ensure that the character of the area is not dominated by licensed premises.*

Planning permission will not be granted for developments that result in licensed premises taking up more than 2 adjacent properties

- 13.35 Where a number of licensed premises are located in close proximity, there can be cumulative effects, which may increase their impacts on their surroundings. The development of groupings of such uses can also change the character of the area reducing the range of shops available.
- 13.36 High Street West is to be retained primarily as a shopping street to protect and improve the vitality and viability of this part of the city centre and as such groupings of licensed premises will be avoided.

14.0 General guidance

- 14.1 The following general guidance is relevant throughout the city centre and will be required to form part of the planning conditions on any planning consent. These are in addition to any other conditions appropriate to individual applications.

Frontages

GEN 1 *When planning applications are received for licensed premises, which include alterations to the frontage of the premises, solid external roller shutters will not be permitted due to their 'deadening' effect on the street scene, the associated fear of crime and negative effect on the retail vitality and viability of shopping areas.*

- 14.2 Premises which are shuttered up detract from the appearance of the street scene, result in dead frontages throughout the day and night and may also create fear of crime amongst people.
- 14.3 More emphasis should be placed on removing shutters altogether or on the installation of perforated shutters or internal security measures, in order to add to the street scene rather than detract from it. Existing UDP policies (S8, S10), subsequent design guides and area appraisals will be taken into consideration in assessing acceptable security measures.

Storage of refuse and recycling facilities

GEN 2 *Provision for refuse storage and recycling facilities must be made within the curtilage of the property, unless otherwise agreed.*

- 14.4 Ensuring that rubbish bags, litter bins and recycling facilities are stored within the curtilage of the premises avoids the accumulation of unsightly rubbish and allows streets and particularly back lanes to be kept clean and litter free, protecting the visual amenity of the area, avoiding negative impacts on the appearance of the area and the image of the city centre. This is particularly important close to residential properties, as not only does it look unsightly but it can also cause problems with health and safety.
- 14.5 Should the design of the premises not allow provision to be made within the building, alternative arrangements in enclosed outdoor storage but still within the curtilage of the property may be considered. Further advice should be sought from the Director of Community and Cultural Services.

Bottle/crates/kegs storage

GEN 3 *Provision for the storage of bottles, crates and kegs must be made within the curtilage of the premises, unless otherwise agreed.*

- 14.6 The unenclosed external storage of bottles, crates and kegs is unsightly and will not be permitted in order to protect the visual amenities of the city centre.
- 14.7 Should the design of the premises not allow provision to be made within the building, alternative arrangements in an enclosed area of the curtilage of the property may be considered.
- 14.8 Not only does the storage of these facilities look unsightly but they can also result in noise; therefore licensed premises may be prohibited by planning condition from disposing of bottles into external refuse areas at unsociable hours in order to avoid creating noise problems for nearby residential properties.

Ventilation, extraction and filtration systems

GEN 4 *Appropriate measures to control fumes/ smells from the premises shall be put in place in order to protect the amenities of nearby properties/ residents.*

- 14.9 Adequate ventilation and extraction systems allow premises to operate without being detrimental to the amenities of neighbouring properties. Different systems are required for different types of premises and advice should be sought from the Director of Community and Cultural Services.
- 14.10 When installing the appropriate measures careful consideration should also be given to the appearance of the systems, where they are sited and hours of operation, in order to ensure that visual amenity is not compromised and noise problems are not introduced.

Outdoor seating areas

GEN 5 *Street cafes (Outdoor seating areas) on the public highway will be encouraged within appropriate locations in the City Centre, with a requirement for the area to be cleared /closed off by 22.00 each night.*

Terraces/ outdoor areas within the curtilage of properties will also be encouraged but will be required to close by 22.00 each night.

No music will be permitted within the outdoor areas.

- 14.11 Outdoor seating areas can add to the activity within streets, both throughout the day and in the evening. This type of facility adds vibrancy to the street scene and encourages more people to take advantage of the facilities on offer. Bringing licensed premises out onto

footpaths also helps create a more relaxed feel to the environment and acts as a form of natural surveillance.

- 14.12 There are currently a number of premises throughout the city centre which offer this experience and seem very popular, particularly in the summer months. Accordingly there are numerous locations throughout the city centre where this type of facility will be encouraged - such as Park Lane, being a wide pedestrianised street, and the Sunnyside Quarter, with particular emphasis on West Sunnyside and Norfolk Street which can take advantage of the wider footpaths and the views into Sunnyside Gardens. (Further guidance should be taken from the City Council's 'Street Café Licences - Guidance for Applicants'.
- 14.13 In order to protect the amenities of residential properties and an area's character, the above closing times will be adhered to. Should the 'Street Café Licences - Guidance for Applicants' be reviewed at any time and the operating hours of the street cafes change, the 'Street Café Licences - Guidance for Applicants' shall be adhered to until such time that this Evening Economy Supplementary Planning Guidance is updated).

Noise mitigation measures

GEN 6 Appropriate measures to control noise break out from the premises shall be put in place, in order to protect the amenities of nearby properties/ residents.

- 14.14 Noise breakout from premises can be detrimental to the amenities of nearby properties and the character of an area. Therefore, appropriate noise attenuation measures should be installed to ensure that premises are adequately insulated. In most instances adequate sound insulation measures can be put in place to control noise break out, but problems tend to occur when patrons leave the premises.
- 14.15 Within the Sunnyside and Culture Quarters, consideration should be given to introducing measures to minimise noise disturbance. Such measures could include signage within the premises to make patrons aware it is a residential area, facilities within the premises for contacting taxi services and internal waiting areas for taxi patrons. Public transport details/ timetables could also be displayed.
- 14.16 Further advice on this matter should be taken from the Director of Community and Cultural Services. 14.17 In addition to the above generic restrictions, consideration should also be given to encouraging venues which restrict background music levels so as to allow conversations to take place, particularly within the Theatre, Sunnyside and Culture Quarters and other City Centre locations, in order to try and create an atmosphere which appeals to a wider range of age groups, in particular older people and families.

Smoking shelters

GEN 7

When planning applications are submitted for smoking shelters consideration will be given to ensuring their positioning and design have minimal impact on the street scene and do not compromise highway safety and residential amenity.

- 14.18 Since the introduction of smoke free provisions on 1 July 2007 a number of planning applications have been received for the erection of smoking shelters associated with licensed premises. Ensuring smoking shelters are positioned to avoid any detrimental impact on the street scene and do not compromise highway safety or residential amenity will be key considerations when determining an application. This is more so in sensitive locations such as conservation areas or in close proximity to listed buildings.
- 14.19 Shelters which project over the adopted highway will require a licence under the Highways Act and advice should be sought from the Highway Maintenance Team as to their acceptability before a formal planning application is made. In addition to this shelters must comply with Environmental Health regulations with regards their design. Further pre-application advice on the design and positioning of a smoking shelter can be given from the Development Control Team, and Environmental Services.

Café-bars

GEN 8 non-alcoholic and cold beverages and substantial food shall be available for customers to purchase during opening hours with last food orders not later than 1 hour before closing.

GEN 9 Tables and chairs use for the service of food and drink during the day will remain in place across the range of opening hours.

- 14.20 Café –bars are premises where the majority of the business is based around food, with drinks also served, but at tables during hours of operation. Experience has demonstrated problems that occur when establishments which have been given consent to operate as a café-bar, change in the evening, with tables and chairs removed and the premises taking on the nature of a pub or bar, where the majority of customers stand and food and non-alcoholic beverages are no longer served.

14.21 Café-bars offer users of the city centre choice should they wish to eat or drink tea or coffee in the evening and as such when a premises is given consent for a café-bar appropriate planning conditions will be placed on the consent to ensure that tables and chairs are not removed and the premises does not change in nature at a particular time in the evening.

15.0 **Monitoring and Review**

15.1 Future reviews of this SPD will consider the progress of the development of the evening economy in Sunderland City Centre and adjustments made to the policies and guidance to meet the further requirements identified at that time.

15.2 The guidance within this SPD will be regularly monitored to ensure that it remains appropriate and its objectives are being met. However, a comprehensive review will be undertaken within 5 years of the date of adoption.

Appendix A – Summary Policy Matrix

Location/ Policy	Night Life Quarter	Theatre Quarter	Sunniside Quarter	Culture Quarter	Other City Centre Locations	High Street West/ Between Union St and West St
Character	Greater intensity of night life uses with focus on younger age groups.	More mixed provision to cater for a wider range of age groups, theatre patrons, shoppers and “after-work” clientele.	Small scale compatible with residential and business use. Premises to complement entertainment complex on HSW frontage.	All age groups, particularly families reflecting cultural facilities on offer.	Restaurants and café-bars which can be integrated with the existing character of the area.	Small scale restaurants and café-bars to create activity throughout the day and in the evening.
Night Club	Yes	No	Yes (HSW only)	No	No	No
A3 (Restaurant and Cafés)	Yes	Yes	Yes	Yes	Yes	Yes
A4 (Drinking Establishments)	Yes	No	Yes	Yes	Yes	No
A5 (Hot Food Takeaways)	No	No	No	No	No	No
Closing times- (premises to be cleared including by staff within 30 minutes of closing).	No restrictions	Monday to Thursday 23.30 Friday and Saturdays midnight Sunday 23.00 Sunday preceding a bank holiday	<u>High Street West</u> Nightclub Monday to Thursday 02.00 Friday and Saturday 03.00 Sunday midnight Sunday preceding a bank holiday Monday: 03:00 A3/A4 Uses Monday to Thursday Midnight Friday and Saturdays 01:00 Sunday 23:00 Sunday preceding a bank holiday	Monday to Thursday 23.00 (23.30 for diners) Friday and Saturday Midnight (00.30 for diners) Sunday 23.00 Sunday preceding a bank holiday Monday: midnight (00:30 for diners)	Monday to Thursday 23:30 Friday and Saturday Midnight Sunday 22:30 Sunday preceding a bank holiday Monday: Midnight (Stricter hours may be	Monday to Thursday 23.30 Friday and Saturdays Midnight Sundays 23.00 Sunday preceding a bank holiday Monday: midnight

			Monday: 01:00 <u>Remainder of Quarter</u> Monday to Thursday 23.00 (23.30 for diners) Fridays and Saturday Midnight (00.30 for diners) Sunday 23.00 Sunday preceding a bank holiday Monday: midnight (00:30 for diners)		conditioned depending on the character of the particular area)	
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Location/ Policy	Night Life Quarter	Theatre Quarter	Sunniside Quarter	Culture Quarter	Other City Centre Locations	High Street West
Number of Premises	Licensed premises in conjunction with A5 uses shall not become the predominant land use within this area	6 x A3	John St 3 x A3 Frederick St 6 x A3 Borough Road 2 x A3 West Sunniside 3 x A3 Norfolk Street 3 x A4 3 x A3 Nile St 3 x A3 Coronation St 2 x A3 High Street West 4 x A3 or A4	2 x A3 2 x A4	Considered on individual merit.	3 x A3
Unit Size	No restrictions	No restrictions	No more than 100sq m at ground floor level. Additional floors will be considered on merit. Consideration will be given to larger units for A3 uses and nightclub use	No more than 100 sq m at ground floor level. Additional floors will be considered on merit Consideration will be given to larger units for A3 uses.	No Restrictions	No restrictions
Grouping	No more than 2 consecutive licensed premises together.	No restrictions	No more than 2 consecutive licensed premises together.	No more than 2 consecutive licensed premises together	No more than 2 consecutive licensed premises together.	No more than 2 consecutive licensed premises together.

Appendix B- Summary of Existing Licensed Premises and A5 uses within the City Centre

Quarter/ Premises	Theatre Quarter	Culture Quarter	Night Life Quarter	Sunniside Quarter	Other City Centre Locations	High Street West
A3 (Restaurant and cafes)	4	4	8	11	5	2
A4 (Pubs and Bars)	15	3	24	4	10	2
A5 (Hot food takeaways)	1	0	10	3	3	1
Night Clubs	2	0	4	0	0	0
Total	22	7	46	18	18	5

Nightlife Quarter Licensed Premises

Premises/ Use	Name	Address	
A3 (Restaurant and cafes)	Midnight Moon	1- 2 Olive Street	
	Marcello's	6 Albion Place	
	Bengal Dream	5 Albion Place	
	Acropolis	13 Mary Street	
	Sorento	28 Derwent Street	
	La Toscanina	25 Derwent Street	
	The Olive Gardens	22 Vine Place	
	Café Blue Cobra	15 Green Terrace	
A4 (Pubs and Bars)	Laings	26-28 Olive Street	
	Substance	15 Mary Street	
	Chaplins	17 Mary Street	
	Luma bar	15- 17 Derwent Street	
	Oslo	14- 13 Derwent Street	
	7even	11 Derwent Street	
	The Borough	1- 2 Vine Place	
	Rush	24 Vine Place	
	ttonic	12-13 Vine Place	
	Banana Joe's	20 Vine Place	
	The Glass Spider	3- 5 Green Terrace	
	Vision	6- 7 Green Terrace	
	Fitzgerald's	12- 14 Green Terrace	
	Varsity	Galen Building, Green Terrace	

	Infusion	Park Lane
	Chase	Park Lane
	Purple Bar	Park Lane
	Arizona	Park Lane
	Independent	Holmeside
	Sinatra's	Holmeside
	Pure	15 Olive Street
	The Railway Club	Holmeside
	Pulse	20 Vine Place
	Bo-Ab	17 Vine Place
A5 (Hot food takeaways)	Chilli Pepperz	17 Olive Street
	Chilino's	1 Albion Place
	Bravo Pizza Parlour	41 Stockton Road
	The Pizza Place	3-4 Stockton Road
	Hot Line	20 Derwent Street
	Lucky House	18 Derwent Street
	Mister Cod	12 Derwent Street
	Ling Sun	5 Vine Place
	Koochini	7 Vine Place
	Kings	Park Lane
Night club (SG)	BluBambu	2-4 Albion Place
	Liquid	Galen Building, Green Terrace
	Diva	Galen Building, Green Terrace
	Union	Holmeside

Theatre Quarter Licensed Premises

Premises/ Use	Name	Address
A3 (Restaurant and cafes)	Ming Dynasty	7 High Street West
	Almalfi Restaurant	Church Lane
	Moti Raj	Church Lane
	Pizzeria Luciano	278 High Street West
A4 (Pubs and Bars)	Bud Biggalows	Low Row
	The Lambton Worm/ Wetherspoons	Low Row
	Baroque	Low Row
	Greens	Low Row
	Victoria's	Low Row
	Modo	1-2 High Street West
	SR1 (vacant unit)	3 High Street West
	Jay Dee's	278-284 High Street West
	Idols	278- 284 High Street West
	The Londonderry	287 High Street West
	Flares	287 High Street West
	The Black Bull	308 High Street West
	Olivers	6- 10 Crowtree Road
	Brogans	6- 10 Crowtree Road
	The Dun Cow	Garden Place
A5 (Hot food takeaways)	City Limits	5 Crowtree Road
Night club (SG)	Minxx	Low Row
	Privilege	6- 10 Crowtree Road

Sunniside Quarter Licensed Premises

Premises/ Use	Name	Address
A3 (Restaurant and cafes)	Paprika	51 Frederick Street
	Kafen	11 Frederick Street
	Naz Indian Restaurant	St Thomas Street
	Santana's	18 John Street
	Hollathon's	55 John Street
	Thai manor Bar and Restaurant	4 Foyle Street
	The Panama Palace (Vacant unit)	West Sunniside
	Angelo's	West Sunniside
	Elizabeth's	30 Bridge Street
	Eauzone Café-Bar	24 Norfolk Street
	The Theatre Restaurant	1-2 John Street
A4 (Pubs and Bars)	The Continental	59 John Street
	200 HSW	200 High Street West
	City Tavern (vacant unit)	32 Bridge Street
	The Windsor Castle	Nile Street
A5 (Hot food t.a)	21 Pizza	142 High Street West
	City Tandoori (vacant unit)	Saville Place
	Alex's Kitchen	198 High Street West

Culture Quarter Licensed Premises

Premises/ Use	Name	Address
A3 (Restaurant and cafes)	Mumbai Indian Restaurant (vacant unit)	26- 28 John Street
	Havershams	27 Fawcett Street
	Eden café-bar and Brasserie	Museum and Winter Gardens, Burdon Rd
	Cosa Nostra	59 Borough Road
	Leonardo's (vacant unit)	Burdon Road
A4 (Pubs and Bars)	Wetherspoons	33- 34 Borough Road
	Yates	4 Burdon Road
	The Pilgrim (vacant unit)	Fawcett Street

Other City Centre Locations

Premises/ Use	Name	Address
A3 (restaurants and cafes)	Oriental Buffet	25- 26 Holmeside
	Tiger Bite	17 Holmeside
	Amore	Tavistock Place
	Nando's	Limelight Complex (Riverside Quarter)
	Frankie and Benny's	Limelight Complex (Riverside Quarter)
A4 (Pubs and Bars)	The White Room	29 Holmeside
	Savannah	1- 2 Holmeside
	Renaissance (Vacant unit)	24 Fawcett Street
	The Old Vestry (Vacant unit)	23 Fawcett Street
	The Blandford	36 Blandford Street
	The Museum Vaults	Silksworth Row
	ISIS	Silksworth Row
	The Jacobean (Vacant unit)	Tavistock Place
	The Burton House	6 Saville Place
	Legends Sport Bar	Limelight Complex (Riverside Quarter)
	A5 (Hot food t.a)	Ricci
Pizza King		18 Holmeside
Fel Fel		Silksworth Row

High Street West

Premises/ Use	Name	Address
A3 (restaurants and cafes)	McDonalds	248-250 High Street West
	Biz-R cafe	99-101 High Street West
A4 (Pubs and Bars)	Harleys	55 High Street West
	Boulevard	52- 54 High Street West
Night Club (SG)	Ku Klub	256 High Street West

Appendix C

Contacts

Director of Community and Cultural Services

Environmental Services

(Licensing)

Telephone: 0191 553 1661

Director of Development and Regeneration

Highway Maintenance

(Street Café Licenses)

Telephone: 0191 553 1527

Director of Development and Regeneration

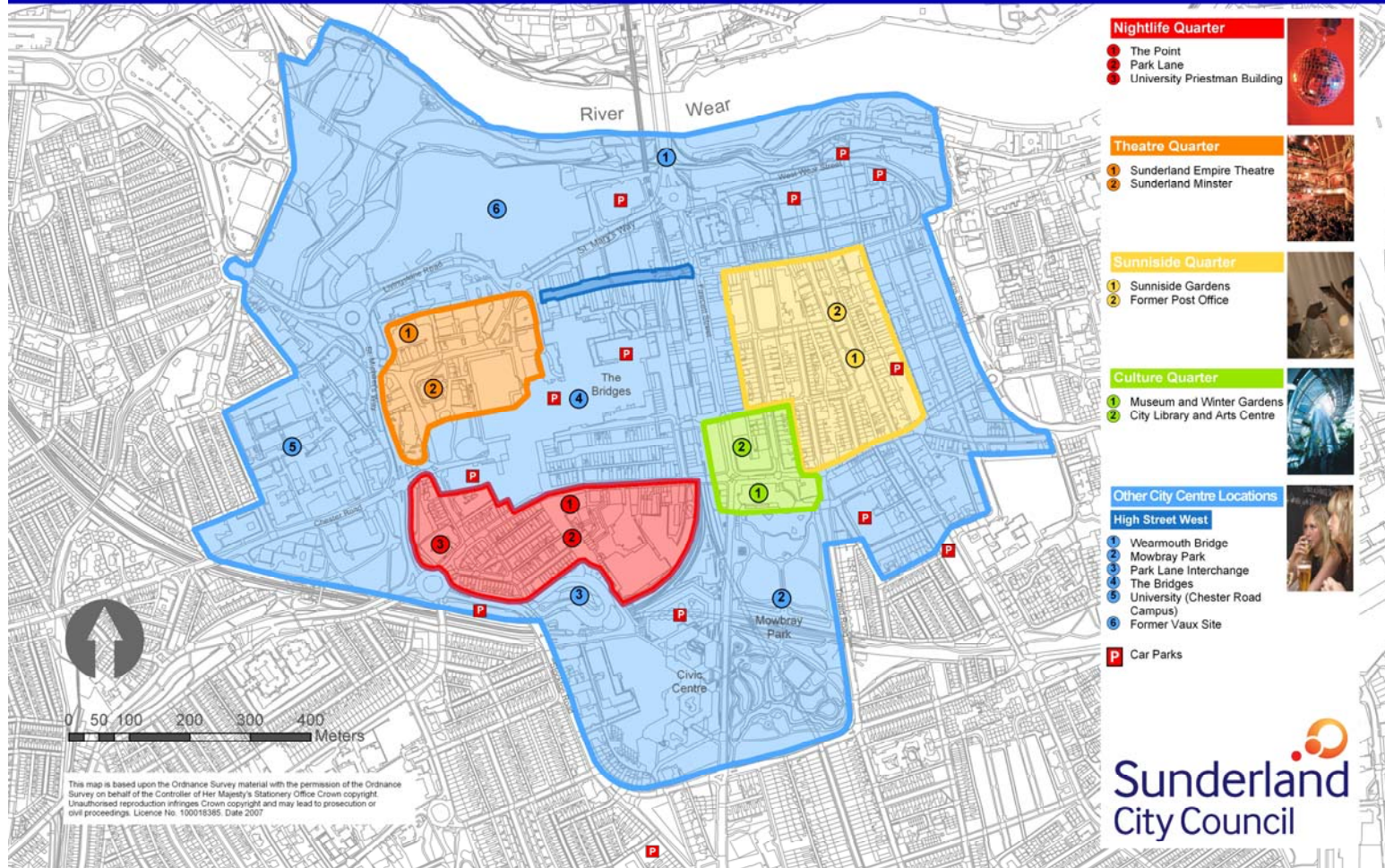
Development Control

(Planning Permission/advice for licensed premises and smoking shelters)

Telephone: 0191 520 5506

Appendix D

Adopted Evening Economy S.P.D. - Character Areas



Appendix E – Glossary of Terms

Café bar

Use class A3. Places operated primarily for the sale of food and alcohol for consumption on the premises with at least 85% of the public area being laid out with tables and chairs, which must remain in place across the range of opening hours. Ancillary entertainment may be provided but not including dancing by patrons. Hot food must be available during permitted hours.

Hot Food Takeaway

Use Class A5. Premises where the primary purpose is the sale of hot food to takeaway.

Licensing Act 2003

An Act to make provision about the regulation of the sale and supply of alcohol, the provision of entertainment and the provision of late night refreshment, about offences relating to alcohol and for connected purposes.

Local Development Framework (LDF)

The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.

The Planning and Compulsory Purchase Act 2004

The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces: a statutory system for regional planning; a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and removes crown immunity from planning controls.

Planning Obligations and Agreements

A legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called a “section 106” agreement.

Planning Policy Guidance (PPG)

Issued by central Government setting out its national land use policies for England on different areas of planning. These are being replaced by Planning Policy Statements.

Planning Policy Statement (PPS)

Issued by central Government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

Planning Policy Statements Six (PPS6) focuses on a range of issues relating to planning for the future of town centres and the main uses that relate to them.

Pub/ Bar

Use class A4. Premises where the primary purpose is the sale and consumption of alcohol on the premises.

Regional Spatial Strategy (RSS)

A strategy for how a region should look in 15 to 20 years time and possibly longer. It identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Most former Regional Planning Guidance is now considered RSS and forms part of the development plan. New RSS is being prepared by Regional Planning Bodies.

Restaurant

Use class A3. Places operated primarily for the preparation, sale and consumption of food and light refreshment on the premises. The sale of alcohol is permitted to be only to persons taking a meal. There may be ancillary provision of entertainment.

Supplementary Planning Document

An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.

Unitary Development Plan (UDP)

An old-style development plan prepared by a Metropolitan District and some Unitary Local Authorities which contains policies equivalent to those in both a Structure Plan and Local Plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987, puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

Vertical Drinking Premises

Premises, which are predominantly for customers standing

Wine bar

Use class A4. Premises where the primary purpose is the sale and consumption of alcohol.