

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 3rd October, 2006 at 3.30 p.m.**

Part I

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Director of Development and Regeneration (copy herewith).	1
4.	Town and Country Planning Act 1990 – Appeals Report of the Director of Development and Regeneration (copy herewith).	9

**R.C. RAYNER,
City Solicitor.**

Civic Centre,
SUNDERLAND.

25th September, 2006.

**This information can be made available on request in other languages.
If you require this, please telephone 0191 553 7994.**

Development Control (North Sunderland) Sub-Committee

3rd October 2006

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Director of Development and Regeneration for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. Proposed Sunderland Aquatic Centre, Vaux Brewery Way

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairman or the Development Control Manager (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

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

Unitary Development Plan - current status

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

STANDARD CONDITIONS

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

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

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

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

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

These reports are held on the relevant application file and are available for inspection during normal office hours at the Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett
Director of Development and Regeneration Services.

1.

North
Sunderland

Reference No.: 06/02963/LAP Development by City(Regulation 3)

Proposal: **Erection of a site hoarding**

Location: Proposed Sunderland Aquatic Centre Vaux Brewery Way
Sunderland

Ward: Southwick
Applicant: Mike Poulter
Date Valid: 30 August 2006
Target Date: 25 October 2006

Location Plan



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PROPOSAL:

This application is for the erection of a temporary site hoarding at Vaux Brewery Way, Stadium Park, Sunderland.

The sign board has already been erected immediately adjacent to the Stadium Park Swimming Pool site. The sign measures 30 metres in length by 3 metres in height and promotes the proposed Sunderland Aquatic Centre as being able to provide Sunderland's next 400m gold medalist, with the swimming pool due to open in 2008.

Consent for the advertisement panel is sought for 22 months.

REPRESENTATIONS:

No representations have been received.

POLICIES:

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

B_21_Advertisement & Control

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The main issues to consider in determining this application are the impact on visual amenity and public safety.

SITE

The sign is sited adjacent to the Stadium Park Swimming Pool construction site, and is mounted on the existing hoardings that surround the site. The sign faces east and is situated adjacent to cabins which appear to be in use as a site compound.

DESIGN AND VISUAL AMENITY

The design of the proposal is considered acceptable and compatible with the immediate surrounds. Although large, the signage does not appear out of scale with surrounding developments and is sufficiently set-back from the roadway to negate any impact.

PUBLIC SAFETY

The proposal is considered acceptable.

Members are recommended to grant temporary consent subject to the conditions below

RECOMMENDATION: Approve

Conditions:

- 1 Before any advertisement is displayed on land pursuant to this consent the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- 2 All advertisements displayed, and any land used for the display of the advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.
- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Local Planning Authority.
- 4 Where any advertisement is required under the abovementioned Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the local planning authority.
- 5 Notwithstanding details submitted with the application, the consent hereby granted shall be for a period of 22 months from the date hereof in the interests of visual amenity and to comply with policy B21; of the UDP.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
04/01568/OUT Southwick	Sunderland Association Football Club Stadium Of Light Sunderland	Sunderland AFC Erection of ten storey hotel incorporating two storey academy in existing parking area.	04.03.2005	03.10.04	Awaiting further Information
06/02899/FUL St Peters	Roker Hotel 9-13 Roker Tce Sunderland SR6 9ND	Durham Estates Ltd Increase in height of second floor to include raising roof line of main building and rear offshoot, to include 11 no. dormer windows to front. (14 no. additional bedrooms in roof space).	04.03.2005	03.10.04	Awaiting further Information
06/03706/LAL	Monkwearmouth Station Museum North Bridge Street	Tyne and Wear Museums General Repairs and refurbishment to conserve the historic building and enhance its function and accessibility as a museum.	N/A	N/A	Pending further consideration.

ITEMS FOR INFORMATION

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06/03707/LAP	Monkwearmouth Station Museum North bridge Street	Tyne and Wear Museums External and internal refurbishment works to include renewal of roof covering and masonry repairs, demolition and renewal of platform gallery walls and roof, renewal of external finishes and services. Installation of access ramp with railings and car park repairs.	N/A	N/A	Pending further consideration.
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APPEALS RECEIVED FOR NORTH SUNDERLAND

BETWEEN 01/08/06 AND 31/08/06

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	DATE RECEIVED
06/02658/SUB Delegated Decision	12 Neale Street □ Sunderland □ SR6 9EZ □	Erection of bathroom extension to first floor level (RESUBMISSION).	22/08/2006

BACKGROUND PAPERS

RELEVANT NOTIFICATION LETTERS

APPEALS DETERMINED FOR NORTH SUNDERLAND
BETWEEN AND

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	INSPECTORS DECISION	DATE
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BACKGROUND PAPERS

RELEVANT DECISION LETTERS AS ATTACHED