

## Development Control (South Sunderland) Sub-Committee

01 February 2011

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### REPORT ON APPLICATIONS

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#### REPORT BY DEPUTY CHIEF EXECUTIVE

##### PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to The Deputy Chief Executive 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.

##### South

1. 1 Camberwell Way, Doxford International, Sunderland

##### City Centre (No Reports)

##### 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 Technical Manager on 0191 561 1182 email address [dc@sunderland.gov.uk](mailto: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 (Development Management Procedure) (England) Order 2010

## **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION**

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

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

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

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

Janet Johnson  
Deputy Chief Executive

**Reference No.:** 10/03699/FUL Full Application

**Proposal:** **Erection of restaurant with associated access and parking (Revised information received in relation to site ownership 23.12.10)**

**Location:** 1 Camberwell Way Doxford International Sunderland

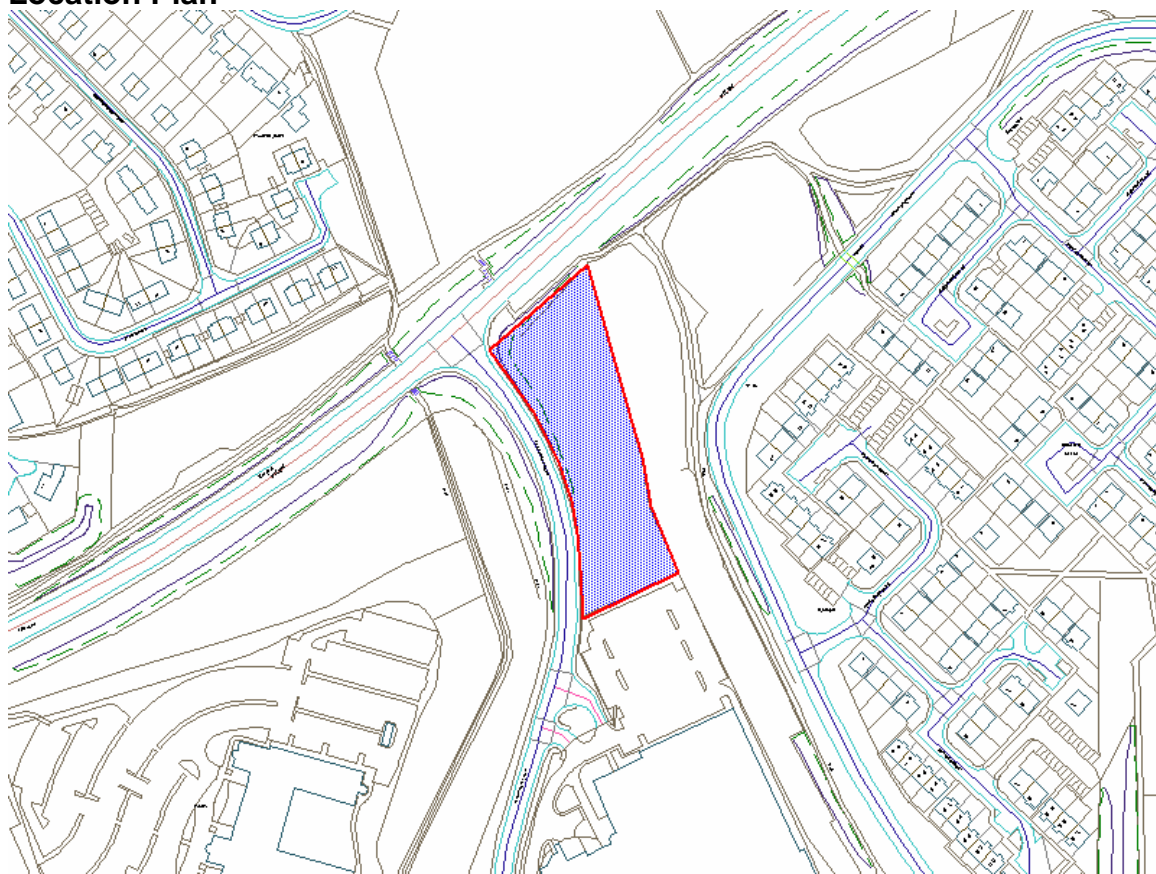
**Ward:** Doxford

**Applicant:** Cloverleaf Restaurants Ltd

**Date Valid:** 23 December 2010

**Target Date:** 24 March 2011

### Location Plan



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### PROPOSAL:

Planning permission is sought for the erection of a two storey building to provide restaurant with associated car park and vehicular / pedestrian access.

The proposed building measures approximately 37.2m x 32.3m with a maximum building height of approximately 10.2m when measured to the ridgeline. The main entrance to the building will be via the north-west elevation which is single storey and will house a small dining area and wash rooms. This elevation will measure 33.8m (excluding the entrance porch) in length and incorporate single and two storey pitched roof features to the dining rooms and the main front entrance. A series of windows with stone cills, heads and copings will be present at both ground and first floor level.

The north-east elevation of the building will be single storey and measure approx. 30.9m in length, excluding the porch. A series of windows and a set of double doors will be positioned along this elevation at ground floor level. The maximum height of this elevation will be 7.5m when measured to the apex of this element of the roof.

The south-east elevation (rear of the building) will measure 34.9m in length, be made up of both single and two storey pitch roof elements and incorporate windows at both ground and first floor level.

The south-west elevation of the building will measure approx. 31.5m in length and be two storey. Windows are proposed at ground and first floor levels along with a side entrance to permit access to an outdoor drinking area.

Lighting - LED String lights are proposed to run along the fascia boards with down lights also proposed to all four elevations at ground floor level. (Lighting is also proposed within the car park - see below).

Materials - The premises will have a familiar style and promote a traditional local building fashion suited to the restaurant / public house operation and externally will include the following materials:- roof (natural clay tiles in slate colour with matching ridges and hips), facing stone (forticrete Anstone in Buff colour with cottage finish and coursed using random lengths of 225, 300 and 450mm), render (K-Rend Sprayrend in buttermilk colour), stone cills/heads and copings (re-constitute stone, in Bath colour), windows (stained softwood (doors to public areas to be stained hardwood) and rainwater goods (black UPVc).

Internally the building will house:-

Ground Floor - two dining areas adjacent to either side of the main entrance, a lounge / dining area, two washrooms, booth seating area, dining area with integrated amusement, food ordering / carvery area, kitchen and store.

The total ground floor area is 915 sq.m (gross external) of which the licensed area is 580 sq.m (net) and 198 sq.m (net) comprises the kitchen / prep/ ancillary areas and the remainder comprises toilets, lobby areas etc...

First Floor - three living areas are proposed at first floor (one manager and two assistant flats). The living areas will be made up of a living / kitchen area, bathroom and between 1-3 bedrooms. In addition a staff room, two store rooms, offices and WC's are also proposed.

The total first floor area - 376 sq.m (gross external).

## External Areas

Paths and patio areas are proposed to the north-west, south-east and north-east of the building with grassed areas beyond.

A car park, which is to provide 100 spaces (4 of which will be dedicated disabled spaces), is proposed beyond the north-west elevation (main entrance of the building). Several pairs of lighting columns are proposed to be erected around the periphery of the car park.

A new vehicular and pedestrian access is to be created off Camberwell Way.

Landscaping - A detailed landscape proposal consisting of grassed and shrub areas and tree planting is proposed around the periphery of the building and areas of hard surfacing (car park).

#### The Site

The application site currently comprises vacant land and is situated to the north of the Sunderland Health and Racquet Club.

The site is approximately 0.5 hectares in size, of an irregular shape and with dual frontage onto both Camberwell Way and City Way. The application site is predominantly flat however there is a level difference between the site and that of the adjacent highway network.

The application is accompanied by a Design and Access Statement, Transport Assessment, Travel Plan, Planning Statement, Statement of Community Involvement, Utilities Assessment, Fence Details and Geo-technical report.

#### **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

#### **CONSULTEES:**

City Services - Transportation  
Street Scene (Environmental Service)  
Northumbria Police (Sunderland Area Command)  
The Highways Agency

Final Date for Receipt of Representations: **04.02.2011**

#### **REPRESENTATIONS:**

The application has been advertised accordingly by way of site and press notice and neighbour notification. It should however be noted that the final date for the receipt of representations is not until 4 February 2011 owing to an error made by the agent at the submission stage. Should any representations be received after the meeting, then the application will be reported back to the next available meeting.

**POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments  
T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising  
B\_1\_Priority areas for environmental improvements  
EC\_2\_Supply of land and premises for economic development purposes  
EC\_4\_Retention and improvement of existing business and industrial land  
L\_1\_General provision of recreational and leisure facilities  
SA\_3\_Development of Doxford International  
CN\_15\_Creation of the Great North Forest  
CN\_23\_Measures to conserve/ improve wildlife corridors

**COMMENTS:**

The application is currently out to consultation, awaiting the receipt of consultee responses. It is therefore anticipated that detailed consideration will be given to the application on a supplement report.

**RECOMMENDATION: Deputy Chief Executive to Report**

# 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 NUMBER AND WARD		ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
1	10/02291/OUT  Hendon	Edward Thompson Group Sunderland Paper Mill Ocean Road Sunderland SR2 9RY	<b>GVA Grimley Ltd</b>  Redevelopment of 10.62 hectares of previously-developed land for a mix of uses including up to 300 residential dwellings and up to 6,000 sqm of commercial/industrial floorspace, the provision of open space and associated engineering works and stopping up of highway.	Site Visit 21.01.11	N/A	Pending Consideration
2	10/02555/OUT  Hendon	Land East Of Prospect Row Hendon Sunderland	<b>CA Planning Ltd</b>  Outline application for B1, B2 and B8 uses with all matters but access reserved.	N/A	N/A	Pending Consideration

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3	10/03151/FUL  St Chads	Middle Herrington Farm Foxcover Lane Sunderland SR3 3TQ	<b>Smith Marston LLP</b>  Erection of two storey house, detached double garage and barn.	Site Visit 21.01.11	N/A	Pending Consideration
4	10/03941/FUL  Ryhope	Land To The Rear Of Bevan Avenue Sunderland	<b>Persimmon Homes North East</b>  Outline planning permission with all matters reserved except for access for 150 residential dwellings at Rushford Phase 2.	N/A	N/A	Pending Consideration
5	11/00039/LAP  Millfield	Websters Ropery Deptford Terrace Sunderland SR4 6DD	<b>Sunderland City Council</b>  Installation of 2no 8 meter columns painted black with 2no 360 degree PTZ cameras.	N/A	N/A	Pending Consideration



# ITEMS FOR INFORMATION

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APPLICATION NUMBER AND WARD		ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
6	10/04026/EXT1  Pallion	Pallion Engineering Ltd Pallion New Road Sunderland SR4 6WE	<b>Anthony Watson Architect</b>  Application for a new planning permission to replace an extant planning permission 08/00259/OUT. (Proposed development of commercial offices with ancillary cafe/ bar/ restaurant and residential use with associated access, car parking and landscaping) in order to extend the time limit for implementation.	N/A	N/A	Pending Consideration
7	11/00059/LAP  St Michaels	Sunderland City Council Civic Centre Burdon Road Sunderland	<b>Office Of The Chief Executive</b>  Installation of 24 photovoltaic panels on the middle section of the Civic Centre roof (Amended Description).	N/A	N/A	Pending Consideration

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No Delegated Items

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# Appeals Received South Sunderland

Between 01/12/2010 and 31/12/2010

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Ref No	Address	Description	Date Appeal Lodged
10/00038/REF	Beechcroft 29 Thornholme Road Sunderland SR2 7LZ	Change of use from residential care home to a 14-bedroomed house in multiple occupation (AMENDED DESCRIPTION 12.10.2010)	21/12/2010
10/00036/REF	23 And 23 And A Half Fawcett Street Sunderland SR1 1RH	Installation of new shop fronts.	08/12/2010

# Appeals Determined Sunderland South

## Between 01/12/2010 and 31/12/2010

TEAM	Ref No	ADDRESS	Description	Decision	Date of Decision
	10/00027/REF	Footpath At Fordfield Road Sunderland	Installation of a 12.5 metre high street pole supporting 3no. Vodafone antennas and 3no O2 antennas, ground based equipment cabinet and ancillary development. ( Cell ID 64496 ).	DISMIS	24/12/2010



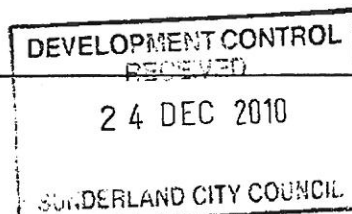
## Appeal Decision

Site visit made on 8 December 2010

by **John L Gray DipArch MSc Registered Architect**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 December 2010



**Appeal Ref. APP/J4525/A/10/2135436**

**Footway at Fordfield Drive, South Hylton, Sunderland**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
- The appeal is made by Vodafone UK Limited against the decision of Sunderland City Council.
- The application, ref. 10/01377/TEX, dated 15 April 2010, was refused by notice dated 4 June 2010.
- The development proposed is the erection of a 12.5m high monopole supporting three Vodafone and three O<sub>2</sub> antennas together with two ground-based equipment cabinets.

**Decision: I dismiss the appeal.**

### Reasons

1. At present, the location for the proposed pole is very open. There is two-storey housing on the north side of Fordfield Road, around 50m to the west, and on the south side, to both west and east. Directly opposite is a vacant site on which planning permission has been granted for a care home. And the vast open area of land to the north and east should become developed for housing as part of the High Ford Renewal Area, with the land immediately north of the location allocated for community facilities.
2. Fordfield Road is straight and fairly open, the housing on both sides being set behind front gardens. It seems to me unlikely that whatever development takes place would be so much closer to the road as radically to change the character of the street scene. The existing lighting columns are annotated on the application plans as 8.0m high and, being a similar height to the ridges of the housing, accentuate the straight line of the road. There is a pole-mounted CCTV camera nearby, also of a similar height, and occasional telegraph poles about 6.0m high. The location for the proposed pole is more or less at the top of a hill so there would be long views of it against the skyline from both east and west. The pole would be over 4.0m higher than the street lighting and that additional height represents roughly the height of the shroud for the six antennas, which would be around 450mm in diameter, much wider than the pole itself.
3. In my judgement, the substantial height and bulk of the antenna shroud would render the proposed monopole unduly prominent and incongruous in the street scene, putting it in conflict with saved UDP Policies B2 and, more particularly, B26. The associated cabinets within the footway would exacerbate that impact from close-to. I have given careful consideration to the information supporting the application, the grounds of appeal and the guidance in PPG8 (Planning Policy Guidance Note 8: Telecommunications) but have found nothing which

could outweigh my conclusion on the harmful impact from the proposed siting and design of the monopole. Accordingly, I shall dismiss the appeal.

4. The likely development of the open land to the north and north-east of the proposed location has no material influence on my conclusion above. I do wonder, however, whether there would be the opportunity to include a monopole within that development in a way that overcame the objection I have found to the proposed location.

*John L. Gray*

Inspector