

DEVELOPMENT PLAN

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

Unitary Development Plan - current status

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

STANDARD CONDITIONS

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

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

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

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

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

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

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

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

Janet Johnson
Deputy Chief Executive

1.

North
Sunderland

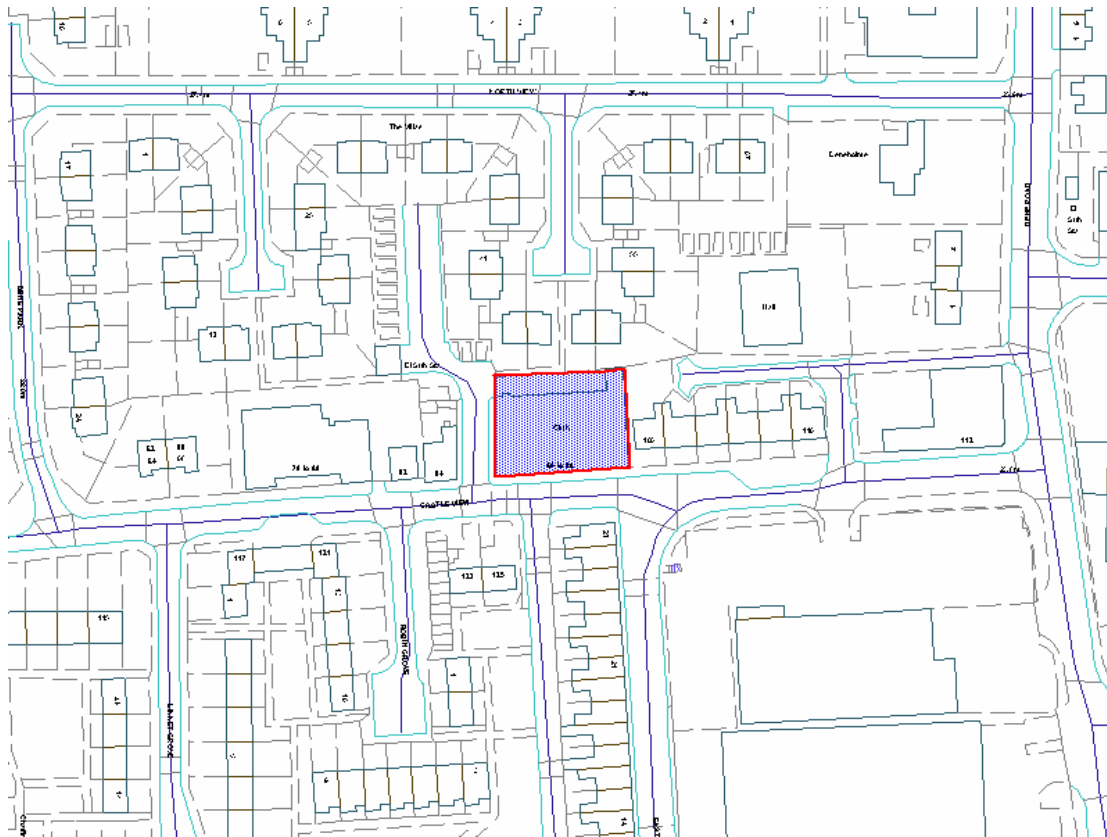
Reference No.: 12/00135/FUL Full Application

Proposal: Demolition of existing social club and erection of apartment block of 12no. two bedroom dwellings and associated access and parking. (Amended Plan Received 02.11.2012)

Location: Castletown W.M.C. Castletown Workmens Club 86 - 98 Castle View Castletown Sunderland SR5 3AL

Ward: Castle
Applicant: Mr Pannu & Galsinh
Date Valid: 2 April 2012
Target Date: 2 July 2012

Location Plan



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PROPOSAL:

The proposal is for the demolition of existing social club and erection of apartment block of 12no. two bedroom dwellings and associated access and parking. (Amended Plan Received 13.02.2013)

The application is accompanied with the following documents:-

- Design and Access Statement
- Desk Top Study
- Bat Survey
- Sustainability Statement

TYPE OF PUBLICITY:

Press Notice Advertised
 Site Notice Posted
 Neighbour Notifications

CONSULTEES:

Network Management
 Northumbrian Water
 Street Scene (Environmental Service)
 Director Of Children's Services

Final Date for Receipt of Representations: **04.02.2013**

REPRESENTATIONS:

Neighbours:-

One letter of objection has been received to the proposal.

The existing wall and footpath is not shown.

Discussions have taken place between the agent, applicant and the Local Authority. The applicant has agreed that the existing wall is to be retained and the issue in respect of the footpath has been resolved in respect of a railing and gate is now going to be erected, to prevent anyone from walking down the side of the property. The objections have been suitable resolved.

Consultee Responses:-

Northumbrian Water:- No comment on the proposed redevelopment of the site.

Environmental Health:- Acceptable in principle subject to conditions in respect of land contamination, site management, dust and debris, hours of operation.

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
- T_20_Manage the highways system by regulation and physical improvement.
- EC_12_Criteria relating to potentially polluting industries
- T_8_The needs of pedestrians will be given a high priority throughout the city.

T_9_Specific provision will be made for cyclists on existing/new roads and off road

H_21_Open space requirements in new residential developments (over 40 bed spaces)

COMMENTS:

In determining the application the following issues need to be addressed:

- The principle of the development
- The design of the proposal
- The ecological impacts
- The Impact on flood risk and drainage
- The highway implications of the development
- Land Contamination Considerations
- Children's play and open space provision

The Principle of the Development

The site is not allocated for any specific purpose in the adopted Unitary Development Plan (UDP) and hence is subject to policy EN10, which requires that new development in such locations should take account of the predominant land use in the area and maintain/enhance the best qualities of the area. The previous use of the site was residential prior to the demolition of the properties and as such the site is considered to be "brownfield".

In view of the above it is considered that the principle of the residential use of the site is acceptable, subject to compliance with design and environmental criteria of the UDP and associated documents. Further, it is considered that the proposed development accords with advice in the National Planning policy framework (NPPF) in that it is sustainable and uses previously developed land

The Design of the Proposal

Policy B2 of the adopted UDP requires that new development reflects the best qualities of the area and does not have significant adverse impacts on the amenities of nearby occupiers.

The scheme proposed seeks to create a unique sense of place with a design led approach to the public realm that contributes positively to the locality and responds creatively to the CAGE Building for Life Standards

The aim is to create a cohesive design, building on the existing character of the area providing a positive and contemporary redevelopment of the area while meeting the needs of residents. The following key objectives of good urban design are incorporated:

- The creation of high quality spaces and routes which integrate with the local neighbourhood;
- The provision of new housing which makes an imaginative and positive contribution to the area;
- Use of "Secured by Design" principles to encourage safe public spaces;
- The provision of clear public routes and a distinction between public and private places; and

- Provision of landscaping which supports wildlife, flora and a positive amenity for residents.

The existing housing near to the site is generally 2 storey in height.

The scale and massing thereby aims to tie in with the surrounding area. The proposed scale of the apartment block is considered to be less intrusive than the existing workingman's club.

The proposed impact of the development on number 100 Castlevue is considered acceptable as it is less intrusive than the existing building, which has a dominant impact on the property and the streetscene, by its scale and massing.

The following minimum distances have been allowed within the development and at its interface with existing properties:

- 18.46m between principal bedrooms which face the traditional two storey properties. The proposed three storey building is of a lower height than the existing workingman's club. The proposed distances are considered acceptable in principle in terms of the impact of a 3 storey building to the traditional 2 storey house.

Such spacing accords with the requirements set out in the council's Residential Design Guide Supplementary Planning Document (SPD).

The apartment style proposed seeks to provide a visual interest and represent a contemporary craft based vernacular with an interchangeable palette of materials. The development has been designed not to visually dominate the area, by the use of materials, building form and scale, incorporating reference to key materials to key elevations and boundaries and retention.

The proposed redevelopment of the site is not considered to have a detrimental impact on the area. It is considered that the overall design of the scheme is considered to be satisfactory and that with the imposition of a condition to deal with the details of materials the scheme will accord with policy B2 of the adopted UDP.

The Ecological Impacts

The submitted Bat Risk Assessment concludes from the evidence collected that the proposal presents a low risk of bats, it is not recommended that any further survey work is required and mitigation measures are confined to the following: -

Contractors will be given the necessary emergency procedures in the unlikely event that bats are encountered.

It is considered that with the imposition of an appropriately worded condition in respect of the proposed demolition being carried out in accordance with the bat risk assessment the proposal is considered to be acceptable in ecological terms and accords with the requirements of policies CN16 and CN18.

The Highway Implications of the Development

Policy T14 of the adopted UDP requires that new development does not result in any significant adverse impact on highway safety. Further policies T8 and T9 require that adequate provision for pedestrians and cyclists is made to ensure links with the existing networks of footpaths and cycleways. Finally policy T22 requires that adequate provision is made for the vehicle parking requirements of the development.

A revised layout has been submitted in terms of alterations to the highway layout. The proposed layout has been considered and as such is acceptable in principle. The development proposes 12 car parking spaces, it should be noted that through the section 106 agreement the applicant has agreed that 3 of the apartment leases will contain a clause to prevent them having an allocated parking space within the car parking area.

The proposed bins stores are located next to car parking space number 1. This is considered acceptable in terms siting, design and appearance.

The Impact on Flood Risk and Drainage

Adopted UDP policy EN12 seeks to ensure that development proposals do not increase the risk of flooding either within the site or elsewhere. The National Planning Policy Framework (NPPF) and the associated Technical Guidance (2012) indicates that the aim is to divert development away from areas of high flood risk (from all sources -river, sea, rising groundwaters, overwhelmed sewers etc) or with critical drainage problems and wherever possible steer development to land within Flood Zone 1 via sequential testing and exception testing for more vulnerable developments.

As indicated above although the site is within Flood Risk Zone 1 (least likely to flood), because the site is in not in excess of 1 ha a Flood Risk Assessment (FRA) has not been submitted with the application. It is recommended that suitable condition be imposed in respect of surface water drainage and run off to ensure a satisfactory form of development and to comply with policy EN12 of the adopted Unitary Development Plan

Contaminated Land Considerations

The requirement for sites which have been developed previously to have thorough site investigation of the ground conditions and potential contamination, together with measures for its safe remediation put in place is set out in policy EN14 of the adopted UDP, in order to ensure the safe development of land.

The Geo Environmental Engineering report concludes it is a low geotechnical risk site.

Should members be minded to grant planning permission it is recommended that the standard land contamination conditions be imposed to ensure the development accords with policy EN14 of the Unitary Development Plan.

Children's Play and Open Space Provision

Policy H21 of the adopted UDP requires that new residential development makes appropriate provision of open space and provision for children's play. If provision is not to be made on site then it may be appropriate to make a financial contribution under s106 of the 1990 Town and Country Planning Act, towards provision nearby off-site.

In this instance it is not considered to be appropriate to provide children's play equipment on site, rather the applicant, following discussions with the council's Sport, Leisure and Community Development section, has opted to make a financial contribution of £8,412 towards the play facilities at the Community Sports Complex at Downhill. The city council's solicitors are currently drawing up the appropriate agreement under s106 of the 1990 Town and Country Planning Act.

On the signing of that agreement it is considered that the requirement of UDP policy H21 as regards children's play will be met.

Conclusions

As indicated above there are no outstanding concerns with the design and layout of the scheme or its implications in respect of ecology, landscape, contaminated land and children's play.

RECOMMENDATION: Delegate to the Deputy Chief Executive for approval subject to conditions and the signing of an agreement under section 106 of the Town and Country Planning Act 1990.

Reference No.: 12/03357/VAR Variation of Condition

Proposal: Variation of conditions 2 (plans) and 9 (unit-use class restrictions) attached to planning application 11/00288/FUL (Proposed new local centre development comprising foodstore (class A1), retail units (class A1), commercial units (class A1-A5), offices / non residential institutions (class B1a / D1) and restaurant (class A3 / A5) : associated parking, landscaping, servicing and access arrangements.) to revise condition 2 plans and elevations of the mixed use class buildings units B-L. Condition 9 (iv) to revise the limit on aggregate net sales area of units B to G and 9(vi) to remove office units N and P.

Location: Land Bounded By North Hylton Road Castletown Way Riverbank Road Southwick Industrial Estate Sunderland

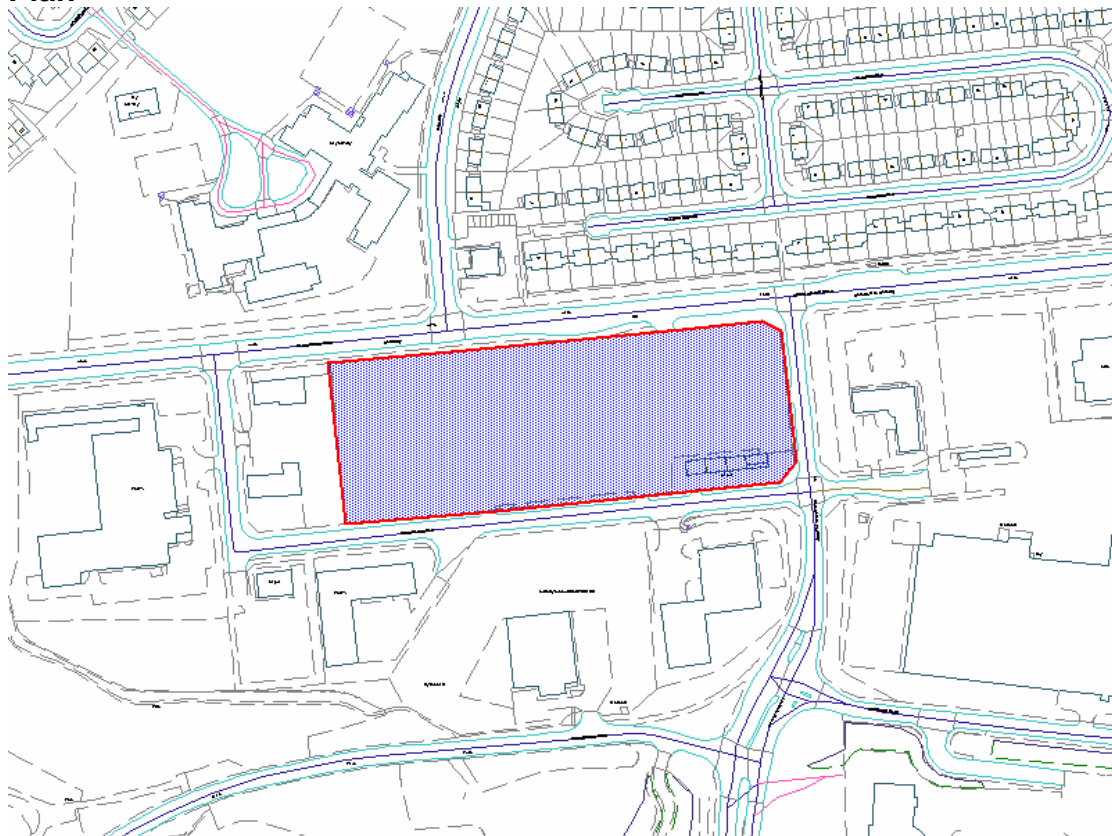
Ward: Castle

Applicant: Verum Victum Limited And Penmarric Plc

Date Valid: 17 December 2012

Target Date: 18 March 2013

Location Plan



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PROPOSAL:

The proposal is for Variation of conditions 2 (plans) and 9 (unit-use class restrictions) attached to planning application 11/00288/FUL (Proposed new local centre development comprising foodstore (class A1), retail units (class A1), commercial units (class A1-A5), offices / non residential institutions (class B1a / D1) and restaurant (class A3 / A5) : associated parking, landscaping, servicing and access arrangements.) to revise condition 2 plans and elevations of the mixed use class buildings units B-L. Condition 9 (iv) to revise the limit on aggregate net sales area of units B to G and 9(vi) to remove office units N and P.

Planning permission was granted for the proposed development on the 27.10.2011.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted

CONSULTEES:

Network Management
Northumbrian Water
Northern Electric
North Gas Networks
Street Scene (Environmental Service)
Environment Agency
Business Investment
The Highways Agency
Force Planning And Police Architectural Liaison Officer
Castle - Ward Councillor Consultation
DC North Chair And Vice Chair Consultation

Final Date for Receipt of Representations: **12.02.2013**

REPRESENTATIONS:

NORTHUMBRIAN WATER.

Northumbrian Water has no objections to the proposal.

ENVIRONMENT AGENCY (EA)

EA have no objection to the development as proposed subject to the following conditions being imposed as per the 11/00288/FUL planning approval:-

1. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor. Reason: To prevent pollution of the water environment.

2. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The information provided with the planning application indicates that the site has been subject to a number of potentially contaminative land-uses. The environmental setting of the site is sensitive as it lies on the Magnesian Limestone, a principal aquifer and within Zone III of a currently designated groundwater Source Protection Zone. This condition will ensure that the risks posed by the site to controlled waters are assessed and addressed as part of the redevelopment.

3. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: The information provided with the planning application indicates that the site has been subject to a number of potentially contaminative land-uses. The environmental setting of the site is sensitive as it lies on the Magnesian Limestone, a principal aquifer and within Zone III of a currently designated groundwater Source Protection Zone. This condition will ensure that the risks posed by the site to controlled waters are assessed and addressed as part of the redevelopment.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out

until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Unsuspected contamination may exist at the site which may pose a risk to controlled waters.

EA have also requested the following informatives be added to any consent;

The applicant or their representative have provided a copy of the following report in support of their application:

Phase 1 Desk Study Report for the proposed new local centre at North Hylton Road, Sunderland (Jan 2011). Verum Victum Ltd

Information within this document meets the requirements of a Preliminary Risk Assessment (PRA), in respect to addressing the risks to controlled waters only. Information within the report indicates that the site has been subject to a number of potentially contaminant land uses e.g. garage, engineering works. In addition, the site lies within an area of high environmental sensitivity, as the Magnesian Limestone principal aquifer underlies the site and the site lies within Zone III of a currently designated groundwater Source Protection Zone.

The report recommends that further site investigation works should be undertaken to refine the conceptual understanding of the site (investigate identified pollutant linkages) in order to determine the level of risk posed by the site. We acknowledge and agree with the need to undertake these works. The applicant should ensure that they carry out sufficient leachability/groundwater samples in order to assess the risks to the underlying principal aquifer.

With regards to flood risk, providing NWL agree to accept the surface water discharge, it would be NWL who must agree discharge rates or storage requirements.

EA would recommend that the discharge to sewer remains the same as existing and would encourage the use of SUDS wherever possible and hope they can be incorporated into the design. It is unfortunate of all the SUDS methods referred to, it may be only permeable paving that is utilised. For example it may be useful to consider the use of green roofs, rain water harvesting or swales in car parks which can all be used to help attenuate surface water.

ENVIRONMENTAL HEALTH - As per the previous planning approval

Ground Contamination

The Applicant has submitted an assessment in respect of ground contamination. It is recommended that no works other than investigation works should be carried out on the site prior to the receipt of written approval of the desktop study and any necessary remediation strategy in respect of this matter. This can be controlled by condition.

Air Quality

The North Hylton area is not identified in the report to be of concern with regards to air quality. As the site is not within an AQMA, a simple-level assessment has

been undertaken in accordance with DMRB. The DMRB spreadsheet (version 1.03) has been used to predict concentrations for the base year 2010, and the future year 2012 without the development (DM) and with the development (DS).

There is a small magnitude impact on air quality predicted, and therefore the impact of the proposal in terms of air quality can be described as negligible given that total NO₂ concentrations were below 36 ug/m³.

Noise (operational)

The Applicant has also submitted a noise impact assessment which assesses the likely impact of the proposed development on nearby residential premises. The report relies upon detailed traffic flow data which has been provided by AECOM which indicates that the largest increase in traffic flow is predicted to arise on a Saturday therefore the Saturday traffic flow data has been used to calculate the noise level change with the development in place.

The significance of the noise level differences with and without the development in place is very low (maximum of 1 dB) and is not anticipated to be perceptible to the human ear.

Odour (From proposed A3/A5 use)

It is understood that the proposed development seeks permission for the inclusion of restaurant (class A3/A5). Regard must therefore be had to the potential for odorous emissions from the proposed restaurant to give rise to complaints of nuisance or disturbance from nearby residential properties. It is therefore recommended that a suitable and effective extraction / ventilation system which efficiently captures odours and incorporates a grease filtration system shall be provided to serve the restaurant. The extraction system should terminate in a suitable position above eaves level and not be fitted with any restriction at the final opening, such as a plate, cap or cowl.

The applicant must also ensure that suitable provision is made for the disposal of refuse, in particular food waste, to deter the attraction of pests

Construction Issues

In view of the close proximity of the proposed development to nearby residential premises the applicant should make application for prior consent in respect of work on construction sites under the Control of Pollution Act 1974, Section 61 to Community and Cultural Services, Environmental Services, Pollution Control Section. Application should be made prior to the commencement of any works. This issue could be controlled by condition should consent be granted.

It is also recommended that on-site operations should not commence before 07:00 hrs and cease at or before 19:00 hrs Monday to Friday inclusive, and 07:30 and 14:00 hrs Saturdays. No works shall be permitted to take place on Sundays and Bank Holidays at any time without prior approval from Environmental Services (Pollution Control). Approval will only be given for such working in exceptional circumstances for example on the grounds of safety and public protection. This could also be controlled by condition should consent be granted.

Provision should be made for the reasonable prevention of dust generation. Where this is not possible adequate dust suppression management should be applied. As such a suitable and constant supply of water (mains supply or water bowsers in sufficient numbers) adequate for dust suppression purposes must be provided to the site. This could also be controlled by condition.

NEIGHBOURS

No representations have been received.

POLICIES:

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

S_1_Provision of enhanced shopping service, including local provision, based on existing centres.

S_2_Encouraging proposals which will enhance / regenerate defined existing centres.

S_3_Support to other existing centres, local groups and small shops, including new provision

S_7_Design and requirements for new retail development

S_13_Resisting retail development on land allocated for industry

S_14_Criteria for farm shops

EC_4_Retention and improvement of existing business and industrial land

NA_1_Retention and improvement of existing industrial area

NA_11_Retention and improvement of existing shopping centre

NA_12_New site for local convenience retailing with community / leisure facilities

B_2_Scale, massing layout and setting of new developments

B_19_Creation of a "user friendly" environment

R_1_Working towards environmentally sustainable development

R_2_Taking account of spare infrastructure / reduced travel / vacant & derelict land

R_4_Incorporation of energy saving measures

T_8_The needs of pedestrians will be given a high priority throughout the city.

T_9_Specific provision will be made for cyclists on existing/new roads and off road

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

COMMENTS:

The key areas under consideration are:-

- to revise condition 2 plans and elevations of the mixed use class buildings units B-L.
- Condition 9 (iv) to revise the limit on aggregate net sales area of units B to G and 9(vi) to remove office units N and P.

All of the above issues remain under consideration. It is anticipated that consideration of the issues outlined above will be concluded prior to the meeting of the Development Control Sub-Committee and will be reported on a Supplementary report accordingly.

RECOMMENDATION: Deputy Chief Executive to Report

3.

North
Sunderland

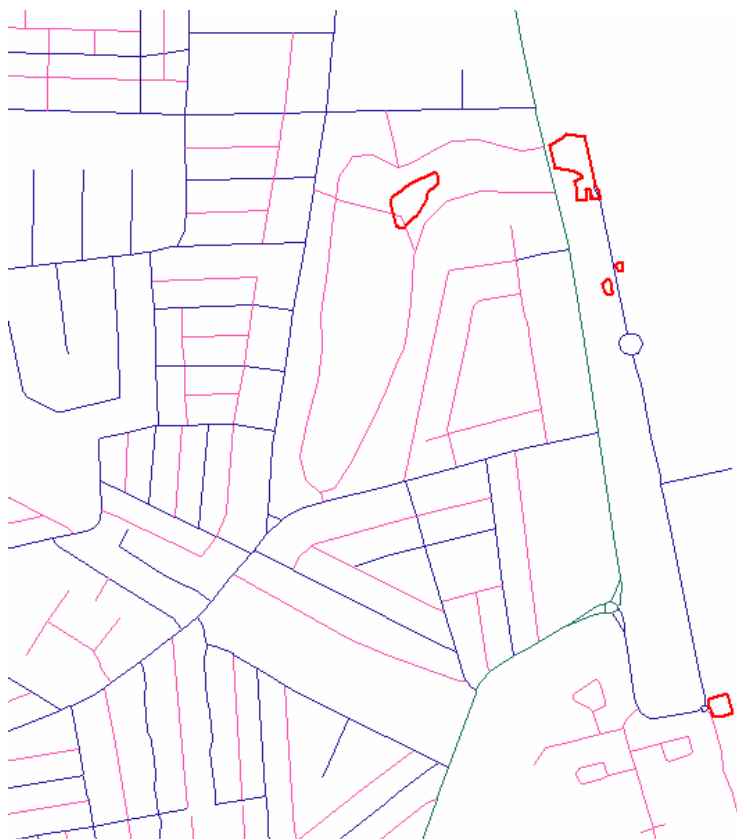
Reference No.: 13/00219/LAP Development by City(Regulation 3)

Proposal: **Provision of three mobile 'Cannonball' pods to be used for retail, educational and social/cultural operations. (Amended Site Address)**

Location: Land At Marine Walk And Roker Park Sunderland SR6 0PL

Ward: St Peters
Applicant: Sunderland City Council
Date Valid: 15 February 2013
Target Date: 12 April 2013

Location Plan



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PROPOSAL:

This application proposes the siting of 3no. mobile 'Cannonball' pods to be positioned within 5no. defined areas (4no. along Marine Walk and 1no. in Roker Park) as identified by the proposed site plan.

The proposed development is part of the Sea Change programme and the 'Roker Cannonballs' have been developed as concept designs by the design group Art Gene in the summer of 2009 in response to the need to regenerate the seafront

of Roker and provide more accommodation on Marine Walk to meet a range of identified needs. The spherical form has been chosen to reflect the 'cannonball' rock which is part of the identity of Roker whilst research indicates that movable beach huts were in operation on Roker Beach during the Victorian period to provide bathing huts for visitors.

The external appearance of each Cannonball would be essentially identical, taking the form of a sphere with a diameter of just under 3.5m with a square opening fronted by a platform and mounted on a steel trailer. Each unit would be finished with steam bent green oak and a strip of LEDs would be incorporated whilst the inner shell would be constructed with Glass Reinforced Plastic coloured predominantly Sulphur Yellow (RAL 1016) and Pebble Grey (RAL 7032) and a set of double doors of the same colour scheme would be provided. A battery bank and electricity and water connections would be provided within each Cannonball.

One location is identified to the south of Marine Walk opposite the Volunteer Life Brigade building and residences in Liddell Court, 2no. sites are identified near to the amusement arcades to the north of the Pier and another area is highlighted to the northernmost point of Marine Walk between the base of the cliff, the currently vacant shelter and the archway which runs under Whitburn Road. A further area has been identified in Roker Park adjacent to the bandstand, a modest paved play area and an area of dense greenery.

The Commercial/Retail Cannonball would accommodate a kiosk which would be leased to local businesses and would be sited only to the northernmost section of Marine Walk. The Education Cannonball would primarily provide a base for children to undertake experiments based on finds from the beach and would be sited within the area identified in Roker Park or any of 3no. of the 4no. areas identified along Marine Walk. The Performance Cannonball would be used flexibly, including to support local events and not limited to performances, and would also be sited in 3no. of the 4no. areas identified along Marine Walk. The pods would be moved using a tractor and would have a braking system which would be linked to the hydraulic brakes of the tractor. The pods would also be designed to allow them to be lifted by a Hiab or mini-crane to be moved by a low loader.

It is noted that each unit may also be positioned in alternative locations, however the aforementioned areas are where the units would usually be sited and any alternative siting would be on a temporary basis of not more than 28no. days, so would not require planning permission.

TYPE OF PUBLICITY:

Press Notice
Site Notice Posted
Neighbour Notifications

CONSULTEES:

The Garden History Society
County Archaeologist
Street Scene (Environmental Service)
Network Management

Final Date for Receipt of Representations: **04.04.2013**

REPRESENTATIONS:

The County Archaeologist confirmed that no comments are offered in this instance.

No representations have been received from members of the public, however the statutory period for the receipt of representations has yet to expire.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments

B_4_Development within conservation areas

B_6_Measures to preserve and enhance conservation areas

B_10_Development affecting the setting of listed buildings

EC_8_Support for tourist and visitor attractions.

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

NA_6_Encouragement to improvement of commercial and social structures in the Coastal zone

NA_26_Development / enhancement of Coastal & Seafront Zone for leisure and tourism; retention of open space.

NA_30_Protection and enhancement of important views

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

COMMENTS:

The main issues to be considered in determining this application are:

- the principle of the proposed development;
- the impact of the development upon visual amenity, the character of the Conservation Area and setting of the listed pier and lighthouse;
- the impact of the proposal on the amenity of nearby residents; and
- the impact of the development on highway and pedestrian safety.

The statutory period for the receipt of representations has not yet expired and responses have yet to be received from all consultees. Therefore, it is anticipated that the issues listed above will be addressed on a supplementary report to the Sub-Committee, which will include consideration of any representations already received and those received in the interim and a recommendation on the application.

RECOMMENDATION: Deputy Chief Executive to Report