

Development Control (North Sunderland) Sub-Committee

02 January 2010

REPORT ON APPLICATIONS

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.

1. Land At, Wessington Way, Timber Beach Road, Hylton Park Road, European Way And Groves Coles Site, Sunderland.
2. Land Adjacent Sunderland Aquatics Centre/Stadium Of Light Vaux Brewery Way Sunderland

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 (Development Control) (ext. 561 1552) 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 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

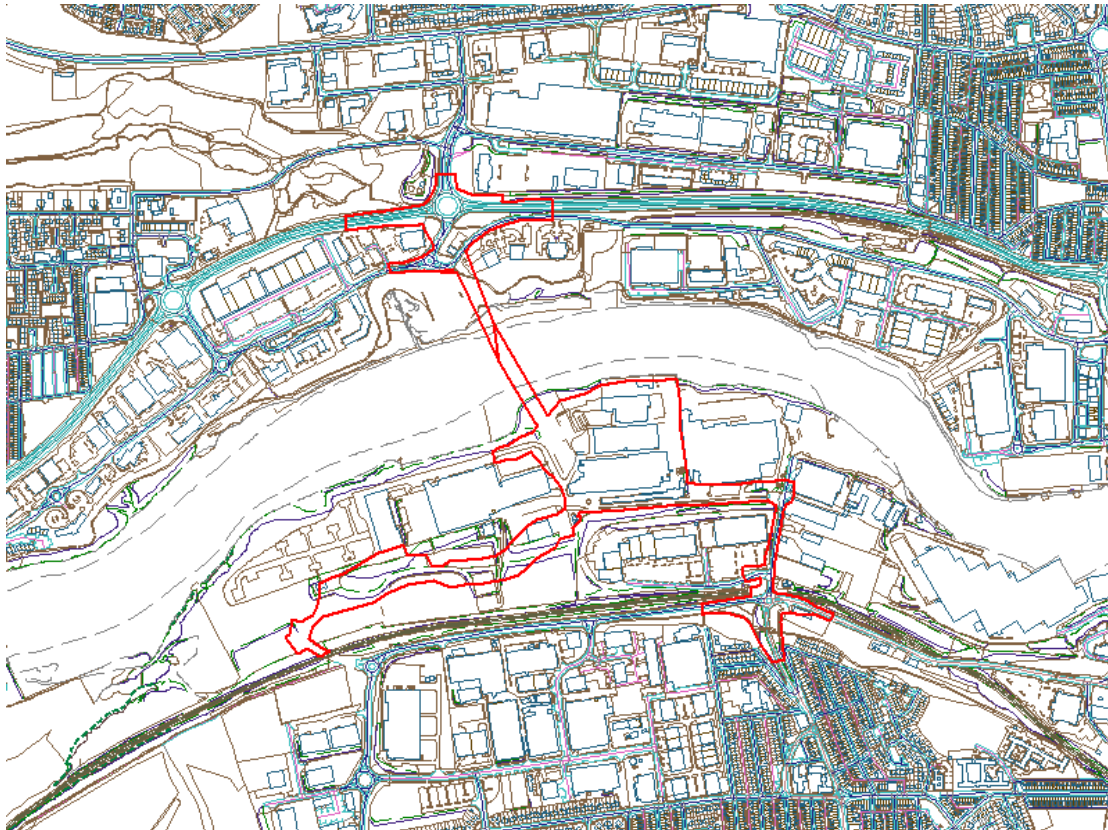
Reference No.: 09/04661/LAP Development by City(Regulation 3)

Proposal: Erection of new highway bridge, with two columns of maximum height of 190m and 140m respectively, and associated highway infrastructure, connecting Wessington Way in Castletown and European Way in Pallion, with associated landscaping and engineering works, together with a temporary bridge to facilitate bridge construction; Stopping-Up of highways, change of use of land and inclusion of additional land as new highway and highway infrastructure at and in proximity to Hylton Riverside, Hylton Park Road , Timber Beach Road, Wessington Way and European Way and Crown Works and Groves/Coles Site, Sunderland.

Location: Land At, Wessington Way, Timber Beach Road, Hylton Park Road, European Way And Groves Coles Site, Sunderland.

Ward: Castle
Applicant: City Services
Date Valid: 22 December 2009
Target Date: 23 March 2010

Location Plan



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PROPOSAL:

The development comprises a new bridge over the River Wear between Pallion and Castletown together with new and improved highway connections to the bridge from the wider highway network. It is proposed that construction would begin in 2012 with the bridge operational in 2015. The overall scheme comprises Phase 2 of the Sunderland Strategic Transport Corridor which seeks to improve links between The Port, the City Centre, the A19 and the Southern Radial Route. The SSTC is a key facet of attempts to regenerate the City and provide a high quality road network over the period 2012 - 2021. The aim is to provide improved facilities for vehicular (private and freight) cycle and pedestrian movement.

The new bridge is proposed to cross the River Wear to the west of the existing Queen Alexandra Bridge, linking Sunderland Enterprise Park (off Wessington Way) on the north bank with the former Groves Coles site at Pallion on the south bank. The bridge consists of two independent curving steel towers the smaller one being no higher than 140m and the taller one no higher than 190m. The main feature of bridge, which is unique amongst cable stayed bridges, is that the stays support the deck from one side of each mast only. The end spans of the bridge are supported on inclined piers at each end. The north and south abutments are expected to be earth embankments with a piled foundation supporting the bridge bearing. The suspended deck will span 336m to the abutments and deck supports which will be located out of water on either bank. The 24.5m wide deck will consist of pedestrian and cycle access on one side, two 7.3m wide carriageways and another 2m wide pedestrian walkway on the other side. The deck surface is some 16 - 20m above the River Wear. Lighting of the roads, and cycle/footpath is proposed by low level recessed luminaries, with feature lighting to illuminate the mast facades.

It is proposed that a temporary bridge, from the south bank to the centre of the river, be constructed to enable construction of the central foundations and masts within the river bed.

Six highway linkages are proposed to the bridge, all incorporating pedestrian, cycle and vehicle access:

- i) New Wear Crossing Northern Approach - connecting Wessington Way to the new bridge incorporating improvements to Wessington Way including the conversion of the at grade 4 arm roundabout to a four way signalised junction.
- ii) Orange link - a secondary route on the north bank of the River Wear proposed to pass under the Northern Approach to connect Timber Beach Road to Hylton Park Road, essentially a re-alignment of the existing highway, providing improvements for motorists and pedestrians alike.
- iii) New Wear Crossing Southern Approach link - connecting the new bridge to Woodbine Terrace on the southern bank of the River Wear.
- iv) The Blue Link - a secondary route connecting European Way to the new Southern Approach link passing under the existing Metro bridge.
- v) The Yellow Link - a secondary route connecting the Southern Approach to the existing riverside, providing access to Ditchburn Terrace and the development area to the west of the new bridge.
- vi) Woodbine Terrace - connects the Southern approach to European Way and is proposed to improve the vertical alignment of the existing highway with new retaining walls to either side.

Site Description

The development site extends to some 16.6 hectares (41.02 acres) straddling the River Wear between Pallion and Castletown. It is predominantly industrial and retail in nature with large warehousing type sheds and extensive car parking and highways. The area is also interspersed with areas of open space and woodland particularly on the north bank. There the area known as Timber Beach falls within the site, this is a nature conservation site of local importance. It comprises a complex area of meadows, scrub, riverbank and plantation woodland, which offers feeding grounds for seasonal migrating birds.

There are existing road links to the A1231 (Wessington Way) and from there to the A19 and beyond on the north bank, while to the south European Way and Pallion Road (B1405) link with Durham Road A690 and the City Centre and The Port

The application is supported by a wide range of documents including:

- Environmental Impact Assessment (5 volumes + appendices)
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Flood Risk Assessments
- Construction Report
- Contaminated Land Desk Based Assessment
- Concept Report
- Archaeological Monitoring Report
- CPO Report
- Site Waste Management Framework
- Sustainable Transport Assessment
- Construction Traffic Assessment
- Transport Impact Assessment (+ Appendices)
- Arboricultural Report
- Lighting Assessment
- Construction Report (Highways)
- Drainage Impact and Utilities

Members may be aware that the scheme is the subject of a Planning Performance Agreement (PPA). A PPA is a framework agreed between the local planning authority and a planning applicant for the management of complex development proposals within the planning process. It allows the two parties to agree a project plan and programme which includes the appropriate resources to determine the planning application to a firm timetable. This approach puts more emphasis on the quality of the decision and the outcomes than its speed and forms part of the government's push towards a "Development Management" approach to planning. In this instance a number of consultees have also signed up to the agreement which envisages that a decision will be made on the scheme by 31st May, unless it is called in by the Secretary of State for his determination.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Wear Rivers Trust
English Heritage
National Grid Transco
Chester Le Street District Council
Durham County Council
Sport England
Fire Prevention Officer
British Telecommunications
The Coal Authority
SUSTRANS
Northumbria Police (Sunderland Area Command)
ARC
Northumbrian Water
Environment Agency
The Highways Agency
County Archaeologist
Durham Bat Group
Community and Cultural Services - Parks _ Open Space
Durham Wildlife Trust
Business Investment
Northern Electric
UK Gas Business
NATS Safeguarding Officer
Nexus
One North East
Director of Community and Cultural Services
Force Planning and Police Architectural Liaison Officer
Port Manager
The Royal Society for the Protection of Birds

Final Date for Receipt of Representations: **29.10.2010**

REPRESENTATIONS:

Neighbours

To date one letter of support has been received emphasising the attractiveness of the design of the bridge and its improvement of transport links and the regenerative effect for employment in the area.

Consultees

Civil Aviation Authority - has no objections, but requires navigation warning lights on structures taller than 150m.

Coal Authority - has no objections but has indicated that surface coal deposits should not be sterilised by development, the stability of the structure should be ensured given the history of mine workings in the area. A reminder has also been provided about the Authority's standing advice and the need for its consent should any old coal workings need to be examined.

Durham County Council - has no objections.

N.A.T.S. - has indicated that the scheme does not conflict with its safeguarding criteria.

Ministry of Defence Safeguarding - has no objections

County Archaeologist - has no objections but has proposed seven conditions which should be imposed on any consent issued. Those conditions are in respect of the further archaeological works which would be required and the reporting thereof, should consent be granted.

Durham Bat Group- has indicated that it supports the scheme but has raised concerns in respect of the inadequate bat emergence surveys undertaken, resulting in suggested impacts which are not well informed and thereby leaving the council vulnerable to prosecution should bats or a roost be damaged during the construction phase. It is suggested that further survey work be undertaken before the application is determined and appropriate mitigation/remediation measures be then incorporated into the scheme.

Sport England - understands that part of the site was once playing fields containing a two pitches and a bowling green (adjacent to Coles Cranes). These facilities have been out of use for over five years and therefore cannot trigger a statutory consultation with Sport England. It understands that Sunderland City Council have produced a Playing Pitch Strategy, but is not aware that this is in the public domain yet. The Council needs to consider the potential demand that these facilities could serve if they were bought back into use in relation to the findings in the Playing Pitch Strategy. If they look like they could serve demand, they should be safeguarded or reprovided to an alternative site. Provided that the Council considers the above as part of the assessment, Sport England would have no objection to this application.

POLICIES:

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

R_1_Working towards environmentally sustainable development

R_4_Incorporation of energy saving measures

B_2_Scale, massing layout and setting of new developments

EC_1_General Support for economic development proposals and initiatives

EC_2_Supply of land and premises for economic development purposes

EC_4_Retention and improvement of existing business and industrial land

EC_5_Sites for mixed uses

S_2_Encouraging proposals which will enhance / regenerate defined existing centres.

L_1_General provision of recreational and leisure facilities

L_12_Promotion of the recreational and tourist potential of the coast and riverside

SA_1_Retention and improvement of existing employment site

SA_50_Implementation of new roads / road improvements

SA_52_Safeguarding of land corridors for roads and associated works

T_1_Promote the development of a varied, balanced, integrated & sustainable transport system

T_2_Promote the role of public transport, improving quality, attractiveness and range

T_4_Maintain and improve a comprehensive network of bus routes

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_10_Protect footpaths; identify new ones & adapt some as multi-user routes

T_13_Criteria influencing proposals for highways improvements including new road construction.

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

T_18_Design of street furniture and landscaping associated with highways schemes

T_20_Manage the highways system by regulation and physical improvement.

T_25_Support improvements to the national highway and rail network

T_26_Assist operation of the Port by enhanced access and control of development

NA_32_Designation of Local Nature Reserves

EN_12_Conflicts between new development and flood risk / water resources

EN_15_Promoting / encouraging the reclamation of derelict land for appropriate uses

SA_38_Protection and enhancement of important views of the City

CN_13_Protection and enhancement of important views

CN_16_Retention and enhancement of existing woodlands, tree belts and hedgerows

CN_18_Promotion of nature conservation (general)

CN_21_Developments affecting designated / proposed LNR's, SNCI's or RIGS

CN_22_Developments affecting protected wildlife species and habitats

CN_23_Measures to conserve/ improve wildlife corridors

B_3_Protection of public/ private open space (urban green space)

B_11_Measures to protect the archaeological heritage of Sunderland (general)

B_13_Sites and monuments of local importance affected by development

B_14_Development in areas of potential archaeological importance

In addition to the policies listed above it is considered that the following national, regional and local supplementary policies are of relevance to the consideration of this application.

PPS1 - Delivering sustainable communities

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

PPG16 - Archaeology and Planning

PPS23 - Planning and Pollution Control

PPS24 - Planning and noise

PPS25 - Planning and Flood Risk

Policies of the Regional Spatial Strategy for the North East:

Policy 1 - North East Renaissance
Policy 2 - Sustainable Development
Policy 3 - Climate Change
Policy 4 - Sequential Approach to Development
Policy 7 - Connectivity and Accessibility
Policy 8 - Protecting and Enhancing the Environment
Policy 9 - Tyne and Wear City Region
Policy 12 - Sustainable Economic Development
Policy 16 - Culture and Tourism
Policy 32 - Historic Environment
Policy 33 - Biodiversity and Geodiversity
Policy 34 - The Aquatic and Marine Environment
Policy 35 - Flood risk
Policy 36 - Trees and Woodlands
Policy 37 - Air Quality
Policy 38 - Sustainable Construction
Policy 49 - Regional Transport Corridors
Policy 55- Accessibility within and between the City Regions.

Alteration No. 2 to the Sunderland Unitary Development Plan:

EC5A - Comprehensive Development sites
EC5B - Strategic Locations for Change
EC10A - Regeneration of Central Sunderland
H5A - Housing Allocations in Central Sunderland
SA6A.1 - Former Grove site
SA6B.3 - Pallion Retail Park
SA52A - New Routes
T1A - New Transport Investment

COMMENTS:

It is considered that in determining this application the following main issues will need to be considered:

- Principle of the development
- Design of the bridge structure
- Impact on ecology of the area, including terrestrial, fluvial and marine environments
- Visual impact of the proposal
- Highway implications of the proposal
- Contaminated land issues
- Flood Risk Issues
- Tree Issues
- Impact on the Historic Environment.

The consultation period for the proposal is not yet complete and the mitigation strategy particularly for the fluvial and marine habitats has still to be submitted. The submitted information together with the above issues are still being given consideration.

However, it is clear that the scheme, which would create a landmark structure for the city, raises issues of more than local significance:

- It straddles the boundaries of two of the Development Control Sub Committees (North Sunderland and South Sunderland)
- It forms part of the City's future strategic road network with impacts on traffic movements and highway improvements well beyond either area.
- It impacts on the regeneration of key development sites in the City (e.g. Vaux, Groves -Cole)
- It has the potential to generate new interest in the area and to boost tourism in the city.

Accordingly, it is considered that it is appropriate that the development be referred to the Planning and Highways Committee for determination. If Members agree to the recommendation the PPA programme proposes that the matter be reported to the meeting of that Committee on 29th April 2010.

RECOMMENDATION: Refer to Planning and Highways Committee

2.

**North
Sunderland**

Reference No.: 10/00155/LAP Development by City(Regulation 3)

Proposal: **Creation of hard landscaping around two gas vent sculptures at Stadium Park.**

Location: Land Adjacent Sunderland Aquatics Centre/Stadium Of Light Vaux Brewery Way Sunderland SR5 1SN

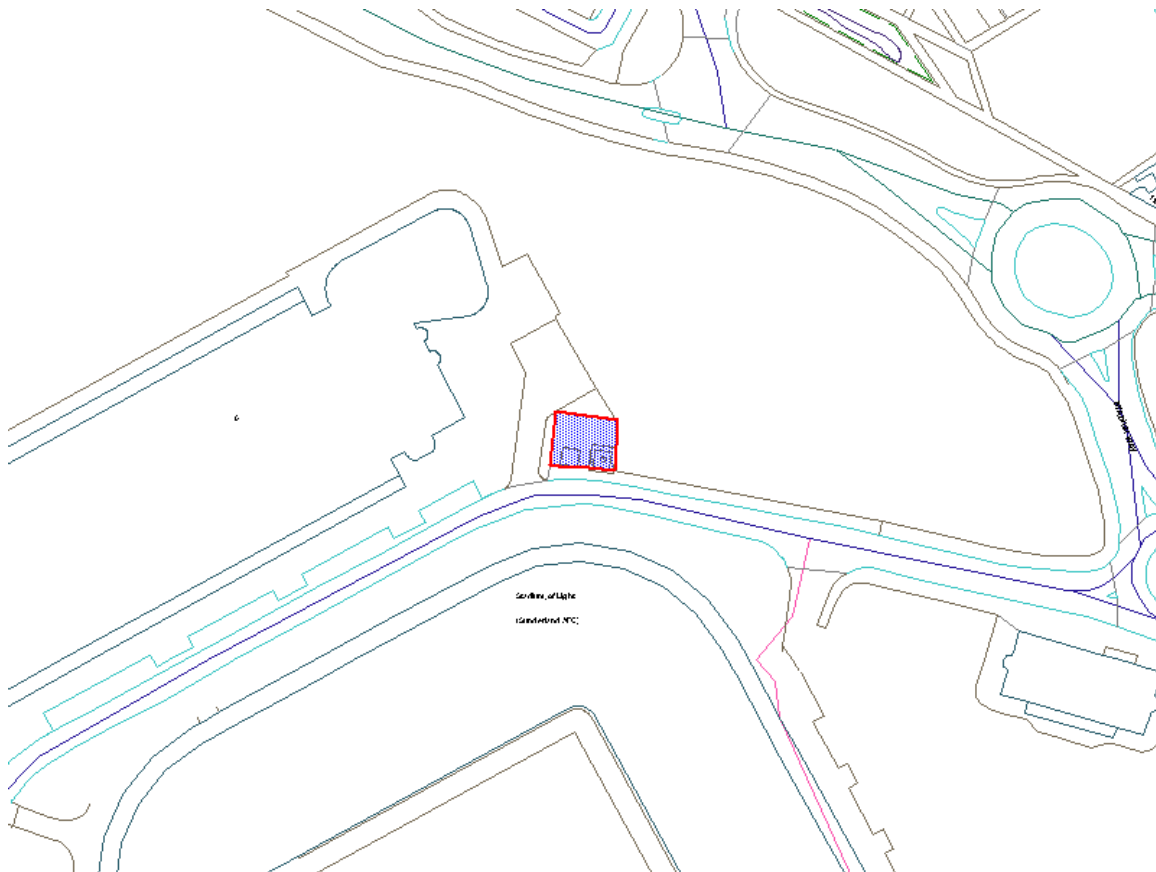
Ward: Southwick

Applicant: Director Of Community And Cultural Services

Date Valid: 19 January 2010

Target Date: 16 March 2010

Location Plan



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PROPOSAL:

The proposal is seeking planning permission for hard landscaping around two existing sculptures which enclose the two gas vents at Stadium Park. Members may recall approving a planning application for the sculptures at the Development Control Sub Committee on the 30 September 2009, Ref. 08/03245/LAP.

The two gas vents and sculptures are positioned in close proximity to the Stadium of Light, adjacent to the Sunderland Aquatic Centre. The approved steel structures were completed in June 2009.

With the completion of the sculptures, the next step in the programme of works is to enhance their setting by hard landscaping the surrounding land, thereby creating a focal point and improving the aesthetic entrance to the Aquatic Centre.

The application is supported by a Design and Access Statement.

TYPE OF PUBLICITY:

Site Notice Posted

CONSULTEES:

Director Of Community And Cultural Services
The Coal Authority

Final Date for Receipt of Representations: **11.02.2010**

REPRESENTATIONS:

Neighbours

No neighbour responses have been received.

Consultees

No consultation responses have been received.

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

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

COMMENTS:

The main issues which need to be considered are:

- Principle of development
- Design and layout of the site
- Highway considerations

The above matters are being given further consideration. However, it is anticipated that a recommendation will be made on the supplement.

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 OR THE PLANNING AND HIGHWAYS COMMITTEE

	APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
1	08/01368/OUT St Peters	Saint Peters Wharf, Bonnersfield Sunderland	Akenside Mentnor Ltd Mixed use development comprising 273 no. residential units (C3), 359 no. student/key worker accommodation (C3), 160 bed hotel (C1) with ancillary leisure and retail uses (A1, A2 A3 and A4), office space (B1), car parking and landscaping and public realm proposals.	29.04.2008	N/A	Pending further consideration
2	08/03336/OUT St Peters	Sunderland Retail Park Sunderland	Mountview Securities Outline planning application for erection of superstore (A1), four retail units (A1) and petrol filling station (sui generis). Alterations to existing vehicular accesses and creation of new vehicular accesses. Associated landscaping, car parking and ancillary development.	28.10.2008	25.11.2008	Pending further consideration – to be reported to future meeting of Planning and Highways Committee

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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 OR THE PLANNING AND HIGHWAYS COMMITTEE

	APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
4.	09/04452/FUL St Peter's	Land At Junction Of Dundas Street And Liddle Street Sunderland	Centrepoint Soho Limited Erection of 3 storey building to provide young persons immediate access facility, to include boundary enclosure, parking area and hard and soft landscaping.	05.01.2010	05.01.2010	Pending further consideration awaiting comments from Northumbria Police
5.	09/04734/LAP Southwick	Margaret Thompson Park, Newcastle Road, Sunderland	Executive Director of City Services Improvements to existing pedestrian access to Thompson Park from Newcastle road to include entrance gates and re-alignment of existing bow to railings	N/A	N/A	Pending consideration

Items Delegated to
The
Deputy Chief Executive

Items Delegated to the Deputy Chief Executive Development Control (North Sunderland) Sub Committee

1. **Erection of 25no dwelling houses comprising of 19no 2 bedroom 4 person houses and 6no 3 bedroom 6 person houses with associated open space, landscaping, car parking and highways works.**

09/03711/FUL **Former Health Centre Coleridge Road Sunderland**

19/10/09 Barratt Homes

Decision: Approved

Date of Decision: 15 Jan 2010

2. **Erection of 79 dwellings with associated hard and soft landscaping, two new vehicular access points from Faber Road, one new vehicular access point from Beaumont Street and Stopping Up of highway and change of use to residential development and landscaping and resurfacing of Shakespeare Street, south of its junction with Faber Road, including change of use from all purpose highway to footpath/ cycleway (Amended Description) (AMENDED PLANS) 4.12.09 and 7.12.09 and 17.12.09**

09/03758/FUL **Land At Faber Road Sunderland**

21/10/09 Gentoo Sunderland

Decision: Approved

Date of Decision: 20 Jan 2010

**Items Delegated to the Deputy Chief Executive
Development Control (North Sunderland) Sub Committee**

3 . **Change of use from previous allotments and erection of 145no dwellings to include stopping up of existing highway.**

09/02977/FUL **Land North and South of Chaffinch Road Castletown Sunderland**

17/08/09 Gentoo Sunderland

Decision: Approved

Date of Decision: 6 Nov 2009
