

## **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

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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

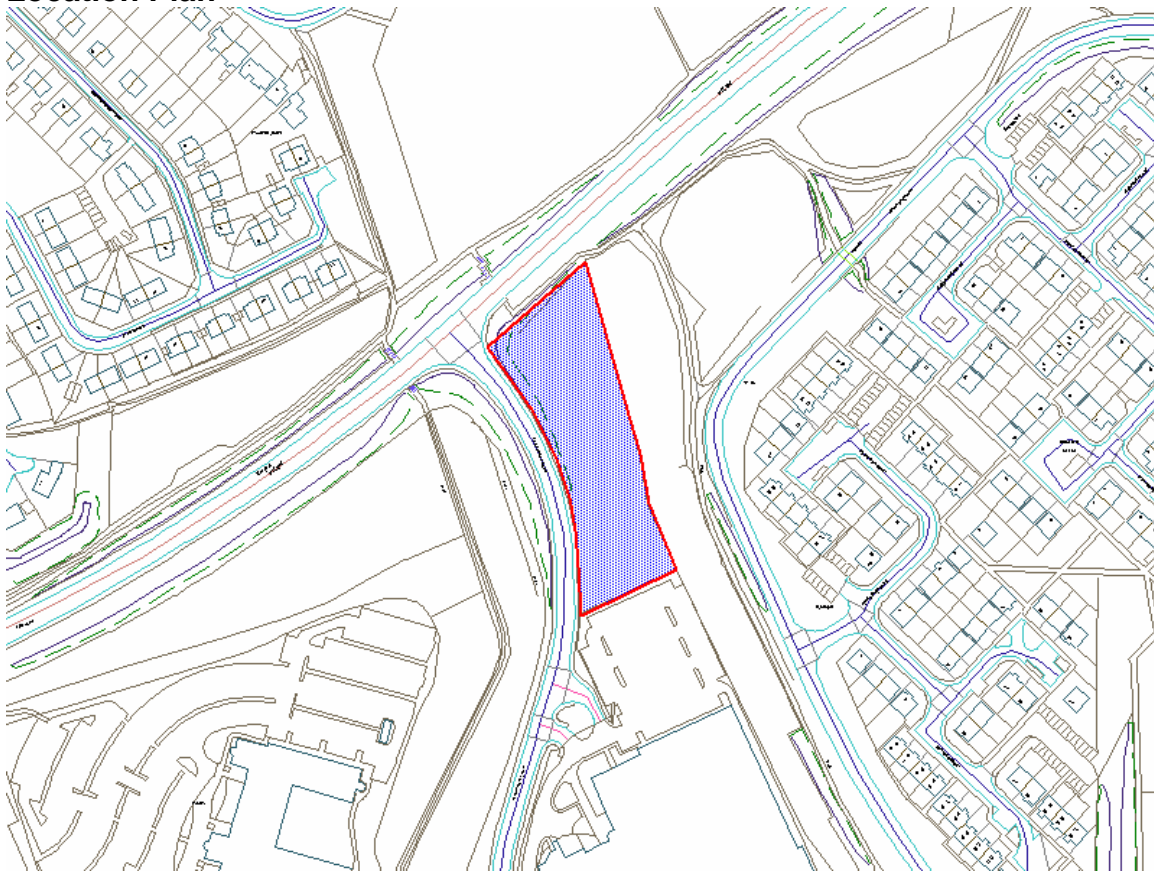
Applicant: Cloverleaf Restaurants Ltd

Date Valid: 23 December 2010

Target Date: 24 March 2011

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### 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**