

**Development Control  
(Sunderland South and City Centre) Sub-Committee**

**SUPPLEMENT**

**19th April 2011**

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<b>Item Number:</b>	S1
<b>Application Number:</b>	10/02291/OUT
<b>Proposal:</b>	Redevelopment of 10.62 hectares of previously developed land for a mix of uses including up to 300 residential dwellings and up to 6000 square metres of commercial/industrial floorspace, the provision of open space and associated engineering works and stopping up of highway.
<b>Location:</b>	Edward Thompson Group, Sunderland Paper Mill, Ocean Road, Sunderland, SR2 9RY
<b>Ward:</b>	Hendon
<b>Applicant:</b>	Edward Thompson Group Ltd.
<b>Date Valid:</b>	6 July 2010
<b>Target Date:</b>	5 October 2010

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**PROPOSAL:**

The proposed development site comprises an area of 10.62 ha (25.69 acres) and is situated within the Hendon area of Sunderland. The application site occupies the area of Edward Thompson Paper Mill. The Paper Mill and adjoining land front directly onto Commercial Road (B1522) to the west which links with the A1018. To the east the site fronts onto a former railway line and in turn the coast line.

The immediate surrounding area is characterised by a combination of commercial and residential uses, in addition to a public house adjacent to the southern boundary of the site. Abutting part of the western boundary of the site are a number of gas holders, one of which is a Grade II listed structure.

To the north of the site is land associated with the gas works beyond which are further works buildings. Land 210 metres to the north east comprises an oil depot adjacent to the coast.

The former Paper Mill ceased the majority of its production in December 2005. The larger production buildings are currently vacant whilst a range of buildings to

the north of the site, in addition the former engineering workshops are utilised for minor printing operations.

The site comprises two sections; the southern area of the site containing buildings and infrastructure of the former paper mill with open land, remnants of concrete hardstanding and tarmac roadways to the northern area. Site access is gained to the southern part of the site via Ocean Road. The northern part of the site can be accessed off the roundabout from Commercial Road.

#### Proposed Development

Outline planning approval is sought for the development of up to 300 dwellings on the southern area of the site. The proposals also include provision of up to 6000sqm of commercial/industrial floorspace on the northern part of the site.

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

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

#### **CONSULTEES:**

##### Environment Agency

No objection to the proposed development subject to the imposition of conditions on any approval granted in relation to:

- Surface Water Management
- Desk Top Study/Site Investigation
- Remediation Strategy
- Verification Plan
- Unexpected Contamination identified.

##### One North East

Do not object to the proposed development.

##### North Gas Networks

No comments received.

##### Network Rail

No comments received.

##### Northumbrian Water

Northumbrian Water does not object to the outline planning application. They do however require conditions to be added to any approval granted to control the method of surface water drainage from the site and to control access to and protection of Northumbrian Water apparatus during the construction phase of the development and thereafter.

##### Health & Safety Executive

No objection to the proposed development based upon the layout plan submitted which takes into account the blast zones surrounding the gas holders adjacent to the site.

#### City Services – Transportation

Object to the proposed development for the reasons set out in the report below.

#### Street Scene (Environmental Service)

No objection in principle to the proposed development providing that conditions are attached to any outline approval granted requiring the following to be carried out in advance of approval of any Reserved Matters:

- Air Quality Assessment
- Noise Assessments

and conditions limiting the construction hours on site and requiring double glazing and means of mechanical ventilation to be fitted in all dwellings facing Commercial Road.

#### Business Investment

No comments received.

#### County Archaeologist

No objection to the proposed development subject to conditions being applied to any approval granted requiring the following:

- Archaeological excavation and recording of the site.
- An archaeological post excavation report.
- Recording of the historic elements of the paper mill buildings
- Evaluation trenching, followed by excavation and/or watching brief as necessary

#### Director of Children's Services

No comments received

#### City Services - Parks

No comments received

#### Network Rail

No comments received.

Final Date for Receipt of Representations: **10.09.2010**

**REPRESENTATIONS:**

No neighbour representations 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

H\_21\_Open space requirements in new residential developments (over 40 bed spaces)

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

T\_8\_The needs of pedestrians will be given a high priority throughout the city.

EC\_4\_Retention and improvement of existing business and industrial land

SA\_1\_Retention and improvement of existing employment site

SA\_50\_Implementation of new roads / road improvements

R\_1\_Sustainable development

B\_11\_Archaeology

EN\_6\_Noise sensitive development

EN\_7\_Development within 60 metres of any railway track

EN\_12\_Flooding

EN\_14\_Ground conditions

**COMMENTS:**

The main issues to consider when assessing this planning application are:

- Principle of Development.
- Ground Conditions.
- Site Layout.
- Highway Access and Car Parking
- Archaeology

**Principle of Development**

The proposed development (application) site is allocated as an existing area of land for economic development and is subject to policies SA1 and EC4 in the Council's adopted Unitary Development Plan.

Section 38 (6) of the Planning and Compulsory Purchase Act, 2004, requires all decisions on applications for planning permission to be made in accordance with the Development Plan, which in this instance is Sunderland's adopted Unitary Development Plan.

Policy SA1 is concerned with retaining and improving established industrial/business areas and states that:

*Established industrial/business areas and available sites within them will be retained and improved for the primary uses indicated below. Ancillary uses and exclusions as outlined in policy EC4 will apply unless otherwise stated.*

*(3) Hendon 44.3ha (NET)*

*Light industry, offices, research & development, general industry, storage & distribution (B1, B2, B8).*

Policy EC4 of the Council's adopted Unitary Development states that:

*Existing businesses and industrial land amounting to some 1215ha will be retained and improved for the following range of uses which will be defined for each site (see above for definitions for the application site under consideration). Existing business and industrial land amounting to some 1215ha will be retained and improved for the following range of uses which will be defined for each site (as set out on policy SA1 above).*

*Acceptable Primary Uses*

*Offices, research & development, light industry (B1)*

*General industry (B2)*

*Warehouses and storage (B8)*

*Possible ancillary uses where required to meet the needs of each site*

*Shops up to 50 sqm (about 500 sq ft) individual sales area*

*Offices where services are provided for the general public (A2)*

*Food and drink outlets (A3)*

*Hotels (C1)*

*Community Facilities (D1)*

*Assembly and leisure (D2)*

*Open Space*

*Unacceptable uses (exclusions) would include:*

*Other shops (A1)*

*Residential institutions (C2)*

*Housing (C3)*

*Warehouse Clubs*

*Proposals involving incompatible or bad neighbour uses will also be required to conform to EC12 - EC15. Proposals for uses not listed will be decided on their individual merit.*

The proposal under consideration seeks outline planning permission for up to 6000 sqm of commercial/industrial floor space, including the relocation of the Edward Thompson Paper Mill to the area of the site behind the gas holders, and up to 300 residential dwellinghouses. The application site is allocated as Business/Industrial land subject to the adopted policies set out above.

The applicant has indicated that the majority of the application site is currently unused and is not required in connection with the remaining printing operations on site, hence the proposed release of the land in question for residential purposes.

The recent Employment Land Review (2009) highlights that parts of the Hendon industrial area are available for redevelopment. This proposal would accord with this recommendation - i.e. the release of land for housing - whilst accommodating the relocation of the Edward Thompson Paper Mill to the site to the rear of the gasholders.

The site is featured in the current (March 2010) Strategic Housing Land Availability Assessment (SHLAA) (site 294) where it is shown to have a capacity capable of accommodating 118 dwellings. The area of site 294 identified in the SHLAA is 5.25ha in area. The application site, which takes in the entire area of SHLAA site 294 and additional land to the north, immediately adjacent to the gas holders, is 8.3ha in area.

It is proposed to develop up to 300 dwellings on this site, which is considerably more than the 118 dwellings identified in the SHLAA document. However, the area of land surrounding the gas holders (which is undevelopable due to the restrictions imposed by the Health and Safety Executive's Blast Zones) has been included in the scheme and is proposed to be used as open amenity space and potentially a children's play area.

The development of a maximum of 300 dwellings on this site will deliver a density of development of 39 dwellings per hectare. It is considered that this density is acceptable in this urban location and is less than some exemplar schemes used to illustrate the Council's adopted Residential Design Guide. The final number of dwellings proposed will not be identified or set until the submission of an application for approval of Reserved Matters (in the event that this application for Outline Planning Permission is approved), however the description of development as "up to 300 dwellings" limits the number of dwellings that could be located on this site to no more than 300, the final number of units built, may in fact be less than this.

The accompanying SHLAA Facilities Plan shows the site as being within 500 metres of Grangetown Local Centre and other important local services (however the actual walking route is not direct) and on a major bus route (Commercial Road). Information on the accessibility of the site to key services has been

included in the Planning Statement which accompanies the application and this indicates that the site has reasonable access to these services.

It is noted from the indicative layout accompanying the Planning Statement that the northernmost part of the site will be used to accommodate the relocated paper mill along with other commercial/employment uses, should Members be minded to approve this application a condition restricting the commercial uses of the site to B1, B2 and B8 use would be imposed in order to retain the employment use of the site and prevent unacceptable commercial uses, which generally proliferate in areas near to residential dwellings, for example, A1 retail development or A5 Hot Food Takeaway use from operating on the site.

There is a need to ensure that the type of housing developed on this site meets local needs (including affordable housing). The 2008 Strategic Housing Market Assessment (SHMA) provides guidance on the type of housing required throughout the City to meet local need. The applicant has indicated in the documentation supporting this application that the housing types provided would be a mixture of 2 and 3 storey family homes. This type of housing is considered to be acceptable in this location and in accordance with the SHMA.

In respect of affordable housing provision, the applicant has agreed to the inclusion of a condition on the approval of this outline planning permission, requiring the provision of 10% of housing on site being affordable (subject to a viability assessment). In effect, this would require the applicant to show the exact provision of affordable housing on the plans (and documentation) which accompany any submitted applications for Reserved Matters. In the event that the applicant considered that it was not possible to include the provision of 10% affordable housing at the Reserved Matters stage, then a viability assessment, clearly showing the provision of affordable housing that could be achieved on site would be required. It would then be up to the Local Planning Authority to determine if a provision of less than 10% of affordable housing would be acceptable on this site.

Whilst this development would be a departure from the Unitary Development Plan, in principle, the proposal would allow the retention of valuable employment capacity through the relocation of the Edward Thompson Site within the proposed development site. In principle this proposal is considered to be acceptable.

### **Ground Conditions.**

The proposed development site has historically been used for industrial purposes. The information provided with the planning application indicates that the site has been subject to a potentially contaminative land use i.e. paper mill, glass works, brick kiln, spelter works, gas works and in filled reservoir. The

environmental setting of the site is sensitive as it lies on the Magnesian Limestone aquifer, a principal aquifer. Unsuspected contamination may exist at the site which may pose a risk to controlled waters.

There is therefore a realistic risk of ground contamination being present on the site and also possible risk to controlled waters and the Limestone Magnesian Aquifer. Both the Environment Agency and the Executive Director of City Services (Environmental Services) have been consulted regarding this application for proposed outline residential development.

In the event that Members are minded to approve this application for outline planning permission, the Environment Agency have requested that conditions relating to the following issues are included on any approval in order to deal with the risks associated with contamination of the site:

- Surface Water Management
- Desk Top Study/Site Investigation
- Remediation Strategy
- Verification Plan
- Unexpected Contamination identified.

The Executive Director of City Services (Environmental Services) has recommended that the following supplementary information is required prior to the approval of any application for Reserved Matters on this site.

- Supplementary comprehensive site investigation, risk assessment and revised remedial strategy, to include an assessment of the risks to human health, controlled waters, construction materials, utilities, landscaping and ground gas. Ground water and ground gas monitoring will both be required on this site.

In the event that Members are minded to approve this Outline Planning Application appropriately worded conditions, addressing the needs of both the Environment Agency and the Executive Director of City Services (Environmental Services) would be attached to any approval granted.

These conditions will ensure that the risks posed by the site in terms of ground contamination and also to controlled waters are assessed and addressed as prior to the approval of any Reserved Matters application. The condition relating to surface water management is to reduce the risk of flooding as a result of the development proposed.

## **Site Layout**



The indicative layout submitted shows the relocated paper mill in the northern portion of the site behind the gas holders, together with the proposed commercial buildings. To the immediate south of these commercial uses is an area of land which falls within the inner blast zone of the southern most gas holder, this area is to be retained as amenity open space within the development. The (up to) 300 dwellings proposed will occupy the southern portion of the site towards Halfway House Road.

The applicant has indicated that an equipped Children's play area could be accommodated on the area of amenity space which will serve the proposed development. Such play space is required to comply with the requirements of Policy H21 of the adopted Unitary Development Plan. Should Members be minded to approve this application a condition would be attached to any approval granted requiring precise details of the form and positioning of the Children's play space to be submitted for full consideration at the Reserved Matters application stage.

At this outline stage the layout submitted is indicative but is required to show the basic layout of the site. The plan submitted is considered to be acceptable in terms of how the uses proposed are arranged across the proposed development site. Further detailed plans will be required for submission at the Reserved Matters stage showing the precise layout of the dwellings and commercial premises on the site.

### **Listed Buildings and Ecology**

It is not considered that the proposed development will have any detrimental impact upon the listed gas holder adjacent and is in accordance with the requirements of Planning Policy Statement 5.

In terms of ecological implications of the site, the applicant has included ecological survey work within the application submission.

### **Highway Access and Car Parking**

Policies T14 and R1 are most relevant to the consideration of the highway access and car parking arrangements proposed for this site.

Policy T14 is concerned with highway arrangements and traffic management for new development.

Policy T14 states that:

*Proposals for new development should:*

- i. Be readily accessible by pedestrians and cyclists as well as users of public and private transport from the localities which they are intended to serve;*
- ii. Not cause traffic congestion or highways safety problems on existing roads, where this criterion cannot be met modifications to the highways concerned must be proposed to the satisfaction of the relevant highway authority and the cost of these must be met by the developer.*
- iii. Make appropriate safe provision for access and egress by vehicles (including buses), pedestrians, cyclists and other road users, paying particular attention to the needs of people with mobility impairment.*
- iv. Making provision for the loading and unloading of commercial vehicles.*
- v. Indicate how parking requirements will be accommodated.*

Policy R1 of the adopted Unitary Development Plan, which is concerned with sustainable development, is also relevant to the consideration of this planning application.

Policy R1 states that:

*The City Council will work towards environmentally sustainable development which meets the economic and social needs of the City. All proposals for development will be considered in relation to achieving a satisfactory balance between accommodating change and protecting valued and important aspects of the natural and built environment.*

*The impact of proposed development will be considered against the need to respect the long term welfare of the environment by:*

- i. Making the most efficient use of land, energy and other resources;*
- ii. Reducing reliance on the use of the private motor car;*
- iii. Avoiding the risk of serious environmental damage, especially damage which may be irreversible or very difficult to undo.*

The Executive Director of City Services (Transportation) has been consulted regarding this application for outline planning permission. The Executive Director of City Services (Transportation) considers that the application is unacceptable and contrary to adopted Unitary Development Plan policies T14 and R1 for the following reasons:

There are significant concerns over a residential scheme in this location in relation to providing a safe, accessible and sustainable development, and this proposal is not supported and is considered to be contrary to the requirements of Unitary Development Plan Policies: T14 and R1.

Throughout consultation on and development of the Hendon and East End Regeneration Framework the Executive Director of City Services (Transportation) has consistently identified the inappropriateness of the use of this site for residential development.

The Southern Radial Route (SRR) (including the stretch of Commercial Road adjacent to the site) is intended as a main route for heavy traffic, and to provide a relief road to benefit the predominantly residential areas of Grangetown and Ryhope. The siting of new housing adjacent to the SRR appears to be counter intuitive in terms of the safety and accessibility for non-motorised users (pedestrians and cyclists), and especially where there would be a severance effect from the centre of Grangetown.

The principle of a residential scheme at this location is not considered to be acceptable. In addition to the concerns regarding the principle of residential use, it is noted that the close proximity of the housing to the main road, railway and adjacent industrial uses may potentially have noise and subsequently amenity issues for future occupiers of the dwellings proposed. It is noted that the Executive Director of City Services (Environmental Services) has requested further noise surveys to be carried out in respect of this proposed development in the event of this application being approved and prior to the approval of any Reserved Matters application.

In terms of accessibility the location of the site is considered to be remote from any local centre and associated amenities which are based a significant distance away. It is considered that this would result in the majority of trips to and from the proposed development being reliant on car travel. Any connectivity with local centres could not reasonably be achieved to promote sustainable travel such as walking and cycling.

Although it is recognised that the application under consideration seeks outline planning permission with all matters reserved for future approval at Reserved Matters stage (including highway access) the submitted residential road layout (which is indicative only) does not meet adoptable standards and will not be acceptable if it is re-submitted for the purposes of Reserved Matters.

The provision of an additional pedestrian crossing facility on Commercial Road has been suggested by the applicant. However, this cannot not be supported by the Local Highway Authority and is considered contrary to the intentions of the SRR. The scheme was constructed as a strategic link to bypass residential areas of Grangetown and Ryhope, improve traffic movement to the east of the City, and

so relieve pressure on the local road network. Introducing a further crossing would be detrimental to the character of the road and the free flow of traffic.

The proposal to share the existing access to the gas facility as the main vehicular access for both the relocated paper mill and business units proposed by this application is considered to be convoluted and likely to impede the free flow of traffic along Commercial Road (the A1018). The layout submitted indicates the relocation of the paper mill factory to the rear of the gas works the provision in excess of 100 car parking spaces (130 shown on the indicative plan) to serve the paper mill and commercial units. It is considered that the potential number of daily traffic movements to and from this access would impede the free flow of traffic and would have implications for road safety, contrary to the requirements of Policy T14 of the adopted Unitary Development Plan.

This proposal would be contrary to the intentions of the Southern Radial Route as a strategic road designed to bypass the nearby residential areas and improve traffic movement to the east of the City. The increase in traffic generated by the proposal to use this junction as the main access / egress could result in queuing on Commercial Road at peak traffic flows, resulting in delays to traffic along with associated road safety implications.

It is proposed to remove the current footpath link to the Hendon beach promenade from Spelter Works Road, though access to the subway leading to the beach will be retained from the development. The current footpath link to the Hendon beach promenade from Spelter Works Road is an adopted public highway and will require stopping up as highway under the Town and Country Planning Act.

It is considered that the Framework Travel Plan submitted is incomplete, and needs to have meaningful data applied to it in order to set appropriate measures, targets and penalties in association with travel to and from the site and to comply with the requirements of policy R1 of the adopted Unitary Development Plan. It is therefore suggested that in the event that approval of the planning application is forthcoming a condition should be applied requiring a detailed Framework Travel Plan to be submitted for the approval of the Local Planning Authority prior to any part of the development being occupied.

The applicant has indicated that low level planting beds may be used adjacent to the Commercial Road frontage, any such tree or shrub planting within the existing or new highway will be maintainable at public expense and will be subject to a commuted sum payment from the developer in respect of future maintenance, for the purposes of information the commuted sum will be payable at a rate in the region of £6000 per tree, for maintenance over a 20 year period. Additional costs will be payable for any other landscaping/planting which requires maintenance.

Discussions with the Executive Director of City Services (Transportation) regarding this scheme are ongoing though it is considered that these discussions will be resolved prior to the meeting of the sub-committee and reported accordingly.

## **Archaeology**

Policy B11 of the adopted Unitary Development Plan is concerned with archaeology. Policy B11 states that:

*The City Council will promote measures to protect the archaeological heritage of Sunderland and ensure that any remains discovered will be either physically preserved or recorded.*

The site is of archaeological interest. It was undeveloped until 1897 when the gas works, Phoenix Glass Works, a Spelter Works, Hendon Paper Works, two reservoirs, housing and a brick kiln appeared. By 1952 the glass works had become an iron and steel foundry.

An archaeological desk based assessment has been submitted in support of the application and the County Archaeologist has been consulted regarding the proposed development of the site and has provided the following information and recommendations:

The archaeological report submitted concludes that the paper works were founded in 1872 and that by 1902 it was the largest paper mill in the north of England. A number of the original 19th century buildings still survive. These structures need to be archaeologically recorded before demolition in accordance with the requirements of Planning Policy Statement 5 (PPS5).

With regard to buried remains, the northern part of the site has the potential for prehistoric and industrial remains to survive. During the Second World War a barrage balloon was located within the site. Archaeological trial trenching will be required, also in accordance with PPS5, to ascertain if buried remains of industrial structures survive.

If the preliminary trenches reveal archaeological features, and if those features are at threat by the proposed development, then the remains must be fully archaeologically excavated before development can proceed. An archaeological watching brief may also be required.

If Members are minded to approve this application, conditions will be applied to any approval granted requiring the developer to undertake archaeological recording of the site, trial trenching and where necessary an archaeological

watching brief, in accordance with the requirements of policy B11 of the adopted Unitary Development Plan.

## Summary

The use of this site for the purposes of mixed used (residential and commercial) development is considered to be acceptable in principle. However, the acceptability of the highway arrangements for the site remains under consideration by the Executive Director of City Services (Transportation). The conclusion of these considerations will be reported to Members at the meeting of the Development Control (South) Sub Committee.

## RECOMMENDATION: Deputy Chief Executive to Report

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<b>Item Number:</b>	S5
<b>Application Number:</b>	11/00612/LAP
<b>Proposal:</b>	Erection of a 10m high pole mounted CCTV column
<b>Location:</b>	Bishopwearmouth Cemetery, Chester Road, Sunderland.
<b>Ward:</b>	Pallion
<b>Applicant:</b>	City Services
<b>Date Valid:</b>	7 <sup>th</sup> March 2011
<b>Target Date:</b>	2 <sup>nd</sup> May 2011

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As stated in the main report, the proposed development is considered to be acceptable in principle.

However, at the time of writing the main report, the period for the receipt of representations in respect of the proposal had not yet expired. To date, no representations have been received although the final date for receipt is the 22<sup>nd</sup> April 2011. Should any representations be received after the meeting the application will be returned for consideration at a future meeting of the Sub-Committee.

As such, subject to no representations being received and for the reasons provided in the main report, the proposal is considered to acceptable and

compliant with relevant Unitary Development Plan policies.

**RECOMMENDATION : That Members resolve to BE MINDED TO GRANT CONSENT in accordance with Regulation 3 of Town and Country Planning General Regulations 1992, subject to no new representations being received by 22<sup>nd</sup> April 2011 and subject to the conditions set out below:**

**Conditions**

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time
- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Drawing No. 101, Location Plan received 25.02.2011.

Drawing No. 302, Site Plan received 25.02.2011.

Drawing No.SK1, Elevation Detail received 25.02.2011.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 Notwithstanding the submitted plans, the installation hereby approved shall be removed from the site when no longer required, in order to achieve a satisfactory form of development and to comply with policy B23 of the adopted Unitary Development Plan.

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<b>Item Number:</b>	S7
<b>Application Number:</b>	11/00782/LAP
<b>Proposal:</b>	Installation of roller shutter door to rear lane elevation to form access to bin store.
<b>Location:</b>	Rear of 32 West Sunnyside/The Place, Athenaeum Street, Sunderland, SR1 1QX
<b>Ward:</b>	Hendon
<b>Applicant:</b>	Office of the Chief Executive
<b>Date Valid:</b>	17 <sup>th</sup> March 2011
<b>Target Date:</b>	12 <sup>th</sup> May 2011

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As stated in the main report, the proposed development is considered to be acceptable in principle.

However, at the time of writing the main report, the period for the receipt of representations in respect of the proposal had not yet expired. To date, no representations have been received although the final date for receipt is the 21 April. Should any representations be received after the meeting the application will be returned for consideration at a future Sub-Committee.

As such, subject to no representations being received and for the reasons provided in the main report, the proposal is considered to be acceptable and compliant with the requirements of policies B2 and B4 of the City Council's adopted Unitary Development Plan (1998). Accordingly the recommendation is to grant consent.

**RECOMMENDATION: That Members resolve to BE MINDED TO GRANT CONSENT in accordance with Regulation 3 of Town and Country Planning General Regulations 1992, subject to no new representations being received by 21<sup>st</sup> April 2011 and subject to the conditions set out below:**

#### **Conditions**

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that



the development is carried out within a reasonable period of time.

2. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

- The floor plans and elevations as existing and proposed received 14.03.2011, the site plan received 14.03.2011 and the location plan received 14.03.2011.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3. Notwithstanding the submitted plans, the roller shutter door shall be powder coated black prior to its installation, in the interests of visual amenity and to comply with policy B2 and B4 of the adopted Unitary Development Plan.

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<b>Item Number:</b>	S8
<b>Application Number:</b>	11/00783/LAP
<b>Proposal:</b>	Installation of a raised platform to provide a bin storage facility within courtyard.
<b>Location:</b>	4 Saint Thomas Street, Sunderland, SR1 1NW
<b>Ward:</b>	Hendon
<b>Applicant:</b>	Office of the Chief Executive
<b>Date Valid:</b>	29 <sup>th</sup> March 2011
<b>Target Date:</b>	24 <sup>th</sup> May 2011

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As stated in the main report, the proposed development is considered to be acceptable in principle.

However, at time of writing the main report, the period for the receipt of representations in respect of the proposal had not yet expired. To date, no representations have been received although the final date for receipt is the 26<sup>th</sup> April 2011. Should any representations be received after the meeting the application will be returned for consideration at a future Sub-Committee.

As such, subject to no representations being received and for the reasons provided in the main report, the proposal is considered to acceptable and compliant with relevant Unitary Development Plan policies.

**RECOMMENDATION : That Members resolve to BE MINDED TO GRANT CONSENT in accordance with Regulation 3 of Town and Country Planning General Regulations 1992, subject to no new representations being received by 26<sup>th</sup> April 2011 and subject to the conditions set out below:**

#### **Conditions**

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.

- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Drawing No. 002/STTS, Existing and Proposed Elevations  
received 14.03.2011.

Drawing No. 0000, New Bin Store Platform received 14.03.2011.

Location Plan received 14.03.2011.

in order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 The external materials to be used, including walls, railings, supports shall be of the same colour, type and texture as those indicated within the supporting specification document received 14.03.2011, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policies B2 and B4 of the adopted Unitary Development Plan.