

## **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

1.

South  
Sunderland

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Reference No.: 13/03897/FUL Full Application

**Proposal:** **Change of use of Doxford House to single dwelling house and various external alterations and extensions, including replacement of existing conservatory to east elevation, extension to north elevation to provide swimming pool and roof terrace, creation of external water feature, insertion of new access gates in Warden Law Lane boundary and provision of driveway to serve new detached garage. Change of use of Northern range to single dwelling house and various external alterations and extensions, to include adaptation of roof to provide accommodation in roof space and erection of extension to south elevation to provide garage (amended description 16/12/2013).**

**Location:** Doxford House Warden Law Lane Sunderland SR3 2PD

**Ward:** Doxford  
**Applicant:** Mr Robert Thornton  
**Date Valid:** 11 December 2013  
**Target Date:** 5 February 2014

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## **PROPOSAL:**

Planning permission is sought for the change of use of Doxford House, Warden Law Lane, Silksworth, Sunderland, SR3 2PD to a single dwelling house, with various external alterations and extensions, including replacement of existing conservatory to east elevation, extension to north elevation to provide swimming pool and roof terrace, creation of external water feature, insertion of new access gates in Warden Law Lane boundary and provision of driveway to serve new detached garage, and the change of use of Doxford House's Northern range to a single dwelling house and various external alterations and extensions, to include adaptation of roof to provide accommodation in roof space and erection of extension to south elevation to provide garage.

The proposed development affects Doxford House, an historic Grade II\* Listed three-storey villa standing in spacious gardens on the west side of Warden Law Lane in the Silksworth Hall Conservation Area. The building was originally called Silksworth House and it dates from the second half of the 18th century. It was once a large family home occupied by the notable local families, the Beckwiths and the Doxfords. It has since been used for a range of institutional purposes, including for student accommodation and, most recently, for residential accommodation with care for persons recovering from chemical dependency. It

has, however, been vacant for over five years and has suffered greatly from vandalism, theft, arson and water ingress, to the extent that the building has been placed on the national 'Heritage at Risk' register.

To the east of the building, on the opposite side of Warden Law Lane, are the relatively large modern residential dwellings of the Silksworth Hall estate, whilst bordering the western boundary of the House's grounds is the public Doxford Park, which originally formed part of the House's gardens but was gifted to Sunderland Corporation in the 1960's by the last member of the Doxford family to occupy the property. The public park is separated from the private garden of the House by a wall backed by dense planting. Indeed, the public park and the garden of the House features comprehensive tree cover, with many specimens afforded full protection by Tree Preservation Order 79.

The House has been substantially altered since its initial construction in a range of architectural styles, so that little of the original building remains. In 1935, the original north wing was demolished, depriving the building of its essential symmetry, whilst in the 1960's, a three-storey mock-Georgian central range was added, which links the House to an 18th century two-storey range to the north. The modern central range has recently been demolished, utilising extant planning permission and Listed Building consent granted in 2010 (application references 10/02794/FUL and 10/02795). These applications proposed the conversion of the House and northern range into residential apartments and the re-build of the central range to create townhouses, but the permissions have not been implemented (other than the demolition).

A conservatory was added to the east elevation of the property in the 19th century, which houses a highly unusual Pulhamite 'tufa' grotto with water features and a mosaic floor. The conservatory is, however, in a very poor state of repair. Set within the boundary to Warden Law Lane, adjoining the conservatory, is an ornate baroque entrance feature dating from the 19th century, installed by the Beckwith family. The boundary wall is Grade II Listed in its own right, as are a decorative lamp standard, dwarf piers and chains in the forecourt in front of the entrance feature.

The application essentially proposes to revert Doxford House back to its original use as a single dwelling house and convert the northern range, now detached from the main House following the demolition of the 1960's central range, into a second dwelling with its own curtilage. The House and grounds are now privately owned by the applicant and it is intended that the owner's family will move into the northern range, the conversion of which will commence first, before moving into the main House once its renovation is complete. The northern range would then be available as a separate dwelling, although it may be occupied by the applicant's extended family.

The applications involve a comprehensive external and internal repair and restoration of the historic Doxford House and the northern range in order to bring the two back into a habitable condition, together with a series of alterations and extensions to both buildings.

The conservatory, which, as noted above, is in a poor state of repair, is proposed to be demolished and replaced with a contemporary interpretation of the original, complete with the retention and restoration of the internal grotto. A single-storey extension to provide a swimming pool and roof terrace is proposed to be added

to the north elevation, partly on the site of the demolished central range. Again, this is proposed to be of a subservient, contemporary style, with a curved north-east corner and extensive use of glazing, and cantilevered steps will lead from the roof terrace into the western garden. The end of the swimming pool will adjoin an external pool, which in turn will be connected to a new pond via a stepped water feature.

It is also proposed to erect a detached garage for the dwelling in the main House, which will stand between its north-west corner and the boundary to Doxford Park. The garage will be accessed via a new driveway running between the north of the main House and the south elevation of the northern range. The driveway will exit onto Warden Law Lane through a new access point, complete with gates, in the eastern boundary wall, just to the north of the entrance feature added by the Beckwiths in the 19th century.

The works to the northern range to facilitate its conversion into a garage involve the adaptation of the roof space, with new peaks inserted into eaves level to accommodate first floor windows, alterations to the arrangement of fenestration and the addition of a small single garage to its southern end elevation.

This application for full planning permission has been accompanied by a tandem application for Listed Building consent (application reference 13/03898/LBC), which considers in detail the implications of the proposed internal and external alterations to the House and northern range and the provision of the access in the boundary wall on the heritage significance of these Listed buildings. The application is being considered separately under the Council's delegation scheme.

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

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

#### **CONSULTEES:**

Network Management  
Environmental Health  
Parks  
County Archaeologist  
Durham Bat Group  
English Heritage

Final Date for Receipt of Representations: **10.01.2014**

#### **REPRESENTATIONS:**

##### **PUBLIC CONSULTATION**

No representations have been received from members of the public in response to consultation, which has involved the issuing of letters to nearby properties, the display of site notices and the display of a notice in the local newspaper.

## EXTERNAL CONSULTATION

### County Archaeologist

The County Archaeologist has expressed full support for the application to bring a beautiful historic building back into use. The House was archaeologically recorded by Durham University in 2007 and the site lies within the presumed extent of Silksworth medieval village. The new swimming pool extension, garage and replacement conservatory could disturb buried archaeological remain, although any remains may already have been truncated by previous extensions. It is recommended that conditions are imposed to require that ground disturbing works are monitored by an archaeologist on a watching brief.

### English Heritage

English Heritage is a statutory consultee on the full planning and Listed Building Consent applications due to the works affecting a Grade II\* Listed Building. The consultation response received in relation to the full planning application refers the Council to the more detailed advice provided in respect of the accompanying application for Listed Building Consent.

The comments firstly advise that Doxford House is a building of considerable national and regional heritage value (as evidenced by its Grade II\* Listed status) and it is important that it is preserved for future generations before its condition deteriorates further.

English Heritage's response is highly supportive of the proposals, especially the intention to revert the building back into a family home in a highly sympathetic manner, and raises no objection to the erection of the replacement conservatory and the new swimming pool and roof terrace extension. Both are considered to be bold and contemporary, but both should be considered in the context of a House which has seen radical and interesting alterations and additions in the past, such as the entrance feature and the conservatory and grotto.

The comments conclude by strongly recommending that the Council grants planning permission and Listed Building Consent, subject to conditions relating to the detail of repairs and new constructions which, it is advised, can be provided by the Council's Built Heritage officers.

Consultation responses are, however, still awaited from the Durham Bat Group, in relation to the ecological issues raised by the proposals, and the Council's Built Heritage, Natural Heritage, Network Management, Parks and Environmental Health sections.

### **POLICIES:**

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

- EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood
- B\_2\_Scale, massing layout and setting of new developments
- B\_4\_Development within conservation areas
- B\_8\_Demolition of listed buildings

CN\_17\_Tree Preservation Orders and replacement of trees  
CN\_22\_Developments affecting protected wildlife species and habitats  
T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising  
EN\_14\_Development on unstable or contaminated land or land at risk from landfill/mine gas

## **COMMENTS:**

### ISSUES TO CONSIDER

The National Planning Policy Framework (NPPF) provides the current Government planning policy guidance and development plans must be produced, and planning applications determined, with regard to it. The NPPF sets out a series of 12 'core planning principles' which should underpin plan-making and decision-taking and are considered to contribute to the over-arching aim of delivering sustainable development. Particularly relevant in this case are the principles that development should always seek to secure a high quality design and a good standard of amenity, take account of the different roles and character of different areas, conserve and manage heritage assets in a manner appropriate to their significance and contribute to conserving and enhancing the natural environment.

These core principles of the NPPF feed into policies EN10, B2, B4, B8, CN17, CN22 and T14 of the Council's adopted Unitary Development Plan (1998), which are relevant to the consideration of this application.

With reference to the above national and local planning policy background, it is considered that the main issues to examine in the determination of this application are as follows:

1. the principle of the proposed development;
2. the impact of the development on residential amenity
3. the impact of the development on visual amenity, the character and appearance of the Conservation Area and heritage significance of Listed Buildings;
4. the implications of the development in relation to ecology;
5. the implications of the development in relation to protected trees;
6. the impact of the development on highway and pedestrian safety;
7. the implications of the development in relation to land contamination.

#### 1. Principle of development

The development site is not allocated for a specific land use on the proposals map of the adopted UDP and as such, policy EN10 therein is applicable. This advises that where there is no specific land use allocation, the existing pattern of land use is intended to remain; new development proposals must respect the prevailing land uses in the neighbourhood. The proposed development will bring Doxford House and its northern range into use as two single family homes, an arrangement which is considered to be wholly compatible with a locality which is residential in nature. Indeed, the proposed use is considered to be preferable to the previous use of the buildings as residential institutions.

The proposed development is therefore considered to respect the prevailing pattern of land use and is therefore compliant with policy EN10's requirements.

## 2. Impact of development on residential amenity

Policy B2 of the UDP requires new development proposals to respect the amenity of existing residential properties. The nearest dwellings to Doxford House are those of The Lawns on the east side of Warden Law Lane, the front elevations of which are approximately 50 metres from the eastern boundary. This distance is considered sufficient to ensure that the proposed development, including the proposed extensions, will not cause the living conditions of these properties to be detrimentally affected.

To the north of the northern range, which is proposed to be converted into a self-contained dwelling, is the residential property of Warden Law Lodge. This presents a blank elevation to the northern boundary of the site, although it does contain a number of blocked openings which could theoretically be re-opened. Nevertheless, it is considered that the use of the northern range as a residential property would not impinge significantly upon the living conditions of Warden Law Lodge.

The impact of the proposals on the amenity of existing dwellings is considered to be acceptable and so the proposal complies with the requirements of policy B2 of the UDP in this regard.

## 3. Impact of development on visual amenity, character and appearance of

Silksworth Hall Conservation Area and heritage significance of Listed buildings  
As noted at the outset of this section of the report, one of the Core Principles of the NPPF is that new development should seek to conserve and manage heritage assets, such as Listed Buildings and Conservation Areas, in a manner appropriate to their significance. More detailed guidance is provided by section 12 of the NPPF, paragraphs 128 and 129 of which firstly require Local Authorities to give consideration to the significance of the heritage asset affected by a development proposal.

Paragraph 131 then states that in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities and economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 132, meanwhile, places great weight on the conservation of heritage assets; the more important the asset, the greater the weight should be.

Also relevant is paragraph 137, which states that Local Planning Authorities should look for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance; proposals which will achieve this should be treated favourably.

On a local level, policy B2 of the UDP requires new development to respect and enhance visual amenity, whilst policy B4 seeks to ensure that new development within Conservation Areas will preserve or enhance their character and

appearance. Policy B8, meanwhile, sets out a presumption in favour of retaining Listed buildings.

Also pertinent to this application is the Silksworth Hall Conservation Area Character Appraisal and Management Strategy (CAMS), which identifies Doxford House as one of the key buildings within the Conservation Area. The Management Objectives section of the CAMS notes that the House is vacant and beginning to decline, with Management Objectives 4a and 4b stating that the Council will continue to support the owners and managers of key buildings by offering design guidance with a view to 'informed conservation' and require/encourage appropriate maintenance and improvement works to properties which become vacant and/or in poor condition.

Doxford House's national and regional significance as a heritage asset is evidenced by its Grade II\* Listed status. Particular significance lies in not only the age of the original building, but the ways in which it has been extended and adapted over time, with various additions and alterations to the property, such as the conservatory, grotto and Warden Law Lane entrance feature, being of interest and significance in their own right. Significance also lies in some of the internal decoration, although much of this has been damaged or lost since the property became vacant. Many of the alterations to the original House have been carried out by notable local families, including the Beckwiths and Doxfords, who founded a famous Pallion-based shipbuilding company before moving into the manufacturing of diesel engines.

The building and its gardens also play a key role in illustrating the development of what is now the Silksworth Conservation Area and make a major contribution to the fundamental character and appearance of the Conservation Area. Part of the grounds of the House have also been bequeathed to the Local Council in order to provide a public park which remains popular to this day.

As noted in the 'Representations' section of this report, the proposals have the full support of English Heritage, their advice being that the development proposals are clearly in line with the requirements of paragraph 131 of the NPPF in that they will sustain and enhance the significance of this heritage asset and put it to a viable use. English Heritage strongly recommends that the Council approves the application, but advises that final details on repair and construction practices should be dealt with by conditions provided by the Council's own Built Heritage officers.

A consultation response is, however, still awaited from the Council's Planning Implementation (Built Heritage) team. It is anticipated that the consultation comments will be received ahead of the Committee meeting. Details of the consultation response will be provided to Members on a Supplement to this report, which will also include a full assessment of the implications of the development proposals in relation to the heritage significance of Doxford House and the Silksworth Hall Conservation Area.

#### 4. Implications of development in relation to ecology

Policy CN22 of the UDP states that development proposals which would adversely affect any animal or plant species afforded special protection by law, or its habitat, will not be permitted unless mitigating action is achievable.



The application has been accompanied by a broad ecological report, which considers habitat value of the House and its gardens as a whole, and more specific bat survey, which primarily focuses on the capacity for the buildings at the site to provide roosting and hibernating opportunities for bats.

The Council's Planning Implementation (Natural Heritage) section has considered the two reports and their findings. It has been advised, however, that the bat report is currently deficient in that it has not considered the roosting/hibernation value of the mature trees within the gardens of the House. It is not possible to fully assess the implications of the development proposals on protected species until this information is provided.

The applicant of the agent has been contacted to request that such an assessment is undertaken and submitted as an addendum to the existing report. It is anticipated that this information will be submitted prior to the Committee meeting.

In addition, as noted in the 'Representations' section of this report, a consultation response from the Durham Bat Group is still awaited.

Details of any additional information submitted in line with the Council's Natural Heritage team's request, together with details of any consultation response received from the Durham Bat Group, will be provided to Members on a Supplement to this report. The Supplement will also provide a full assessment of the implications of the development proposals in relation to ecology.

#### 5. Implications of development in relation to protected trees

Policy CN17 of the UDP seeks the retention of trees which make a valuable contribution to the character of an area as part of development proposals. As noted earlier, a number of the trees within the gardens of Doxford House and the adjacent public park are formally protected by Tree Preservation Order 79, whilst all others are given a degree of protection due to the site being within a Conservation Area.

The application has been accompanied by an arboricultural survey, which considers the health, form and amenity value of the trees within the gardens of Doxford House. The survey recommends that a number of trees are felled due to their poor health and that some pruning works be undertaken in the interests of good tree management and/or public safety. It would appear, however, that it will not be necessary to fell/prune any trees in order to facilitate the development proposed by this planning application.

Consequently, in the event the applicant wishes to undertake the tree management works recommended by the arboricultural survey, it will be necessary to submit a separate tree application to the Council, as Local Planning Authority, in order to secure the appropriate consents. This could be submitted after the determination of the current planning and Listed Building Consent applications. The applicant's agent has been made aware of the situation and will submit such a tree application in due course.

With regard to the above, it is considered that the implications of the current proposals on the protected trees at the site is acceptable and so the development accords with the requirements of policy CN17 of the UDP.

## 6. Impact of development on highway and pedestrian safety

Policy T14 of the UDP states that new development proposals must not give rise to conditions which are prejudicial to highway and pedestrian safety.

The implications of the proposals in this regard are still being considered by the Council's Network Management team and a consultation response is awaited. It is anticipated that the consultation comments will be received prior to the meeting and details of the response will be provided to Members on a Supplement to this report ahead of the Committee.

## 7. Implications of development in relation to land contamination

Policy EN14 of the UDP states that where development is proposed on land where there is reason to believe is contaminated or potentially at risk from migrating contaminants, the Council will require the applicant to carry out adequate investigations to determine the nature of ground conditions below and, if appropriate, adjoining the site. Where the degree of contamination would allow development subject to preventative, remedial or precautionary measures within the control of the applicant, planning permission will be granted subject to conditions specifying the measures to be carried out.

A land contamination report has been submitted with the application, however the content and findings of the report are still being considered by the Council's Environmental Health team. Details of any consultation comments received from Environmental Health will be provided to Members on a Supplement to this report ahead of the Committee.

## CONCLUSION

For the reasons outlined above, it is considered that the proposed development is acceptable in principle, whilst the proposals raise no concerns in relation to the amenity of existing residential dwellings or the protected trees at the site. A number of matters are, however, currently still being considered, including the heritage implications of the proposed development and the implications of the development in relation to the ecological importance of the site, highway and pedestrian safety and land contamination. To these ends, consultation comments are awaited from the Durham Bat Group and the Council's Environmental Health, Built Heritage and Network Management teams.

It is anticipated that full consideration of these matters will be completed shortly and will be reported on a Supplementary Report, together with details of all outstanding consultation responses. The Supplementary report will also provide a recommended decision and details of suggested conditions.

## **RECOMMENDATION: Deputy Chief Executive to Report**

2.

**South  
Sunderland**

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**Reference No.:** 13/04051/LAP Development by City(Regulation 3)

**Proposal:** **Erection of 19.2 metres length of 2.7 metre high steel palisade fence to enclose part of the northwest school boundary.**

**Location:** Valley Road Community Primary School Corporation Road  
Sunderland SR2 8PL

**Ward:** Hendon

**Applicant:** Director Of Childrens Services

**Date Valid:** 18 December 2013

**Target Date:** 12 February 2014

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### **PROPOSAL:**

The application relates to the erection of 19.2 metres length of 2.7 metre high steel palisade fence to enclose part of the northwest school boundary at Valley Road Community Primary School, Corporation Road, Sunderland, SR2 8PL.

Valley Road Community Primary School is located within a predominately residential area whilst the commercial street, Villette Road, is located to the southwest of the School. The Raich Carter Sports Centre is located to the east of the site beyond which are industrial units in Hendon.

The 19.2 metre section of fencing is proposed following the demolition of the former caretaker's dwelling. At the time of the site visit (7 January 2014) the boundary was secured by temporary fencing joining to the existing treatment which comprises 2.7 metre high galvanised fencing and 1.8 metre high metal fencing coloured green.

### **TYPE OF PUBLICITY:**

Site Notice Posted  
Neighbour Notifications

### **CONSULTEES:**

Hendon - Ward Councillor Consultation  
Network Management

Final Date for Receipt of Representations: **28.01.2014**

## **REPRESENTATIONS:**

### Neighbours

No representations or observations have been received to date. However, it should be noted that the neighbour consultation letters do not expire until 27 January 2014 whilst the site note expires 28 January 2014, which is after the deadline for preparation of this report. Should any representations be received they will be reported at the Sub-Committee Meeting.

### Consultees

#### Executive Director of City Services (Transportation)

Following consultation with the Transportation Section, no objections or recommendations were received in relation to the proposal. However, it was noted that the Highway Asset Management Section should be contacted to arrange consents and conditions for the necessary highway works to be carried out to reinstate the existing footway and remove access to the demolished caretaker's property.

## **POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood

L\_7\_Protection of recreational and amenity land

## **COMMENTS:**

The main issues to consider in the assessment of this application are the:

- Principle of development
- Design and external appearance
- Highway implications
  
- Principle of development

There are no relevant policies associated with the proposal within the Council's adopted Unitary Development Plan (UDP) (1998) and, as such, the scheme is subject to policy EN10. This policy dictates that, where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain. As the proposal relates to the extension of the existing boundary treatment, it is considered that the application accords with the above policy.

Whilst not specifically designated for any particular land use the site is governed by UDP Policy L7. Policy L7 states, in part, that land allocated for open space or outdoor recreation, as shown on the proposals map, will be retained in its existing use. This includes playing fields attached to schools or other educational establishments. Permission for other uses on these sites will only be granted if:

- (i) the development is for educational purposes; and
- (ii) there would be no significant effect on the amenity, recreational and wildlife habitat of the site.

Given the proposal will not result in encroachment onto the playing fields and will see the improvement to the security of the site, extending an existing fence of similar design and height, it is considered that the proposal accords with UDP Policy L7.

- Design and external appearance

Policy B2 of the UDP relates to new development, redevelopment and alterations to existing buildings and states in part that the scale, massing, layout or setting of new developments and extensions to existing buildings should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

With this in mind it is considered that the size and form of the proposed fencing will not detract from the appearance of the wider area. Additionally, the proposal matches a section of existing treatment to which the proposal is to attach.

As such it is considered that the design and appearance of the fencing is satisfactory and complies with the requirements of Policy B2 of the adopted UDP.

- Highway implications

UDP Policy T14 aims to ensure that new developments do not cause traffic problems, should make appropriate provision for safe access by vehicles and pedestrians and indicate how parking requirements will be met. The proposal has been submitted in order to secure the school site, restricting access to the area occupied by the former caretaker's house and wider school grounds.

The proposal is not considered to contravene the requirements of Policy T14 of the adopted UDP.

## Conclusion

For the reasons given in this report it is considered that the scheme does not have any significant adverse impact to visual amenity while improving the security of the site. The scheme is considered to comply with policies EN10, B2 and L7 of the adopted UDP. However, the period for the receipt of representations does not expire until 28 January 2014, after the Sub-Committee Meeting. Accordingly it is recommended that Members grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to no representations being received and subject to the conditions below. If any representations are received prior to the Sub-Committee these will be relayed at the meeting and should any representations be received subsequently, the application will be brought before a following meeting of the Sub-Committee and the recommendation reappraised if necessary.

**RECOMMENDATION: Members be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to no representations being received and subject to the following conditions:-**

**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 location plan received 09.12.2013

The proposed fence elevations received 09.12.2013

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.