

DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE

AGENDA

**Meeting to be held in Committee Room 2 on Tuesday 30th
October, 2018 at 3.45 p.m.**

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Executive Director of Economy and Place (copy herewith).	1

E. WAUGH,
Head of Law and Governance.

Civic Centre,
SUNDERLAND.

22nd October, 2018

Development Control North Sub-Committee

30 October 2018

REPORT ON APPLICATIONS

REPORT BY THE EXECUTIVE DIRECTOR OF ECONOMY AND PLACE

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Executive Director of Economy and Place 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. 18/00823/REM
Land at Castletown Way/ Riverside Road, 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 Development Control Manager (0191 561 8755) or email 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 (Development Management Procedure) (England) Order 2015.

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 Economy and Place Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre
Executive Director Economy and Place

1.

North
Sunderland

Reference No.: 18/00823/REM Approval of Reserved Matters

Proposal: **Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for Appearance, Landscaping, Layout and Scale (for 118 dwellings). (Amended Description)**

Location: Land At Castletown Way/ Riverside Road Sunderland

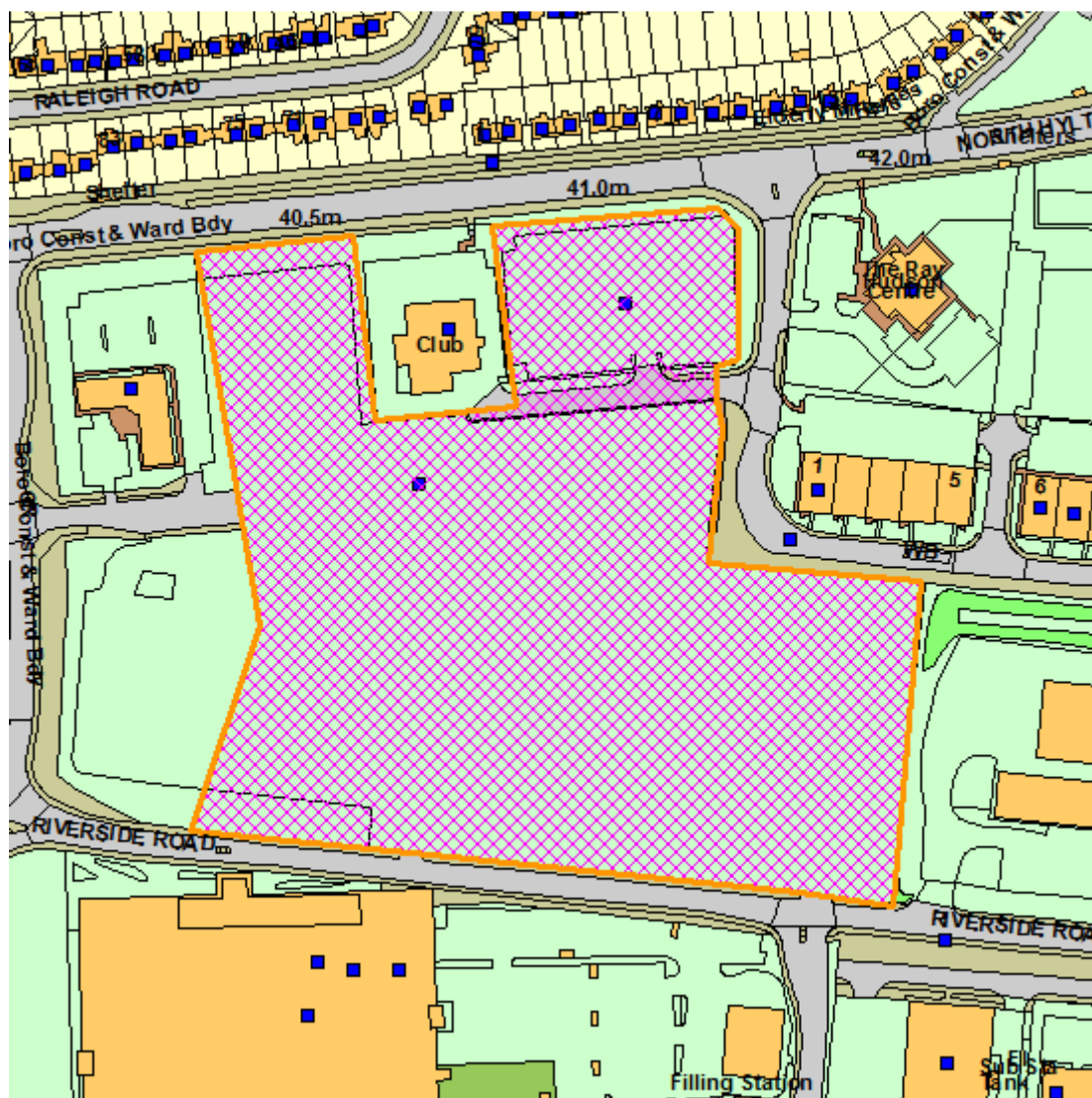
Ward: Southwick

Applicant: Stirling Investment Properties Ltd

Date Valid: 18 May 2018

Target Date: 17 August 2018

Location Plan



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PROPOSAL:

The application under consideration relates to the outstanding Reserved Matters from Outline planning permission for 140 dwellings on land at Castletown Way/ Riverside Road, ref. 14/00292/OUT. The Reserved Matters that need to be determined are appearance, landscaping, layout and scale.

Members considered the outline submission along with access into the site on the 30 September 2014 and following the completion of the Unilateral Undertaking outline planning approval was granted on the 2 June 2015. The principle of developing dwellings on this site is therefore established. Moreover, as this Reserved Matters submission was made valid on the 18 May 2018 it complies with condition no. 1 of the outline approval i.e. within 3 years from the date of the outline approval.

Applications for Reserved Matters would normally be determined under the delegated powers however, in this instance, letters informing Ward Members and neighbours of the application indicated that it would be heard by the Development Control Sub-Committee, hence it now appearing before Members.

The Proposed Development

The Reserved Matters submission is seeking approval for the appearance, landscaping, layout and scale of a development that comprises 118 units. It should be noted that when the Reserved Matters application was first submitted it initially proposed 120 units, however, following observations and requests from the Officers, it has since been amended.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Network Management
Southwick - Ward Councillor Consultation
Northumbrian Water
DC North Chair And Vice Chair Consultation
Environmental Health
Network Management
Southwick - Ward Councillor Consultation
Environmental Health
Business Investment
Natural England
Northumbrian Water
Northern Electric
Southern Area Command - Police
Fire Prevention Officer
Nexus
DC North Chair And Vice Chair Consultation

REPRESENTATIONS:

Representations

Following an extensive consultation exercise, which included numerous letters being sent out to surrounding residents and neighbouring commercial properties, site notices and a press notice there have been no letters of representation received.

Network Management (Engineers)

Three consultation responses were received from engineering colleagues in respect to various elements of the proposed layout that required further consideration, modification and clarification. Their issues centred around the distribution of visitor car parking, turning heads and the position of a shared access drive at the Riverside Road end of the site. Following the submission of amended plans engineering colleagues have now confirmed that the proposed layout is acceptable.

Public Protection and Regulatory Services (PPRS)

PPRS have considered the submitted documentation and have confirmed that the Reserved Matters scheme is acceptable.

Members may wish to note that Outline pre-commencement condition 13, which was requested by PPRS, remains outstanding. Should Members be minded to approve this Reserved Matters submission the developer will still need to obtain the agreement of the eastern noise barrier prior to development commencing on site.

Natural Heritage

Ecology colleagues in the Council's Natural Heritage team have confirmed that they have no objections to the proposal. The proposed development is unlikely to have a significant effect on the Northumbria Coast SPA and Ramsar Site and the Durham Coast SAC; the Local Planning Authority (LPA) should record the decision as such; with no material change from outline approval and subject to the provision of the on-site greenspace proposed.

Natural Heritage made further comment that the Landscape Masterplan should be adopted and delivered in full, including long term maintenance appropriate to the species, habitats and features created. In this regard attention should be drawn to Pre-Commencement Condition no. 15 of the outline approval, which requires a detailed management plan to be agreed by the LPA for the management of the on-site greenspace.

Natural England

Based on the plans submitted, Natural England consider that the Reserved Matters submission will not have a significant adverse impact on designated sites and has no objection to the proposed development.

Northumbrian Water

Northumbrian Water has no observations or recommendations to make in respect of the Reserved Matters.

Members may wish to note that Outline pre-commencement condition 11, which was requested by Northumbrian Water and the Environment Agency, remains outstanding. Should Members be minded to approve this Reserved Matters submission the developer will still need to obtain the agreement from the LPA, in consultation with Northumbrian Water, a scheme for the disposal of surface and foul water.

Tyne and Wear Fire and Rescue Service

No objections to the proposal with further comments to be made via the Building Regulations process.

POLICIES:

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

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
CN_19_Development affecting designated / proposed SAC's, SPAs and RAMSAR Sites
CN_18_Promotion of nature conservation (general)
B_3_Protection of public/ private open space (urban green space)
B_2_Scale, massing layout and setting of new developments

COMMENTS:

The matters reserved at outline stage for further approval are:

- Appearance
- Landscaping
- Layout, and
- Scale.

Access into the site was agreed as part of the Outline approval.

Considering each of the reserved matters in turn:

Appearance

The Town and Country Planning (Development Management Procedure)(England) Order 2015 (hereby referred to as the "2015 Order") states that "Appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture".

The development proposal incorporates 9 different two-storey housetypes across the site, each with their own individual character. It is considered that the house types provide for a suitably varied and active street scene, one that will enhance the area and regenerate this cleared hardstanded brownfield site.

Nevertheless, for Member information and following a review of the initial scheme, concerns were had over the limited architectural detailing on what are the prominent plots, namely Plots 7 -14 and 18 - 31. Concerns were also had over the lack of a natural surveillance relationship with the existing footpath that runs into the north-east of the site and the Southwick Industrial Estate. Outside of working hours it was difficult to envisage how this footpath would be sufficiently overlooked given the blank gable elevation of Plot 31 and the landscaping area and rear boundaries to Plots 32 - 34. Responding to this observation the Agent submitted amended plans that updated and enhanced the rear elevations of the Plots 7 - 14 and 18 - 31, while adding three windows to the blank gable elevation of Plot 31.

In terms of the amended rear elevations they are now considered to replicate their fronts in the sense that the windows are framed by decorative headings and enclosed by cills, whilst a horizontal brick -band adds further detail between ground and first floor level. In terms of Plot 31 its gable elevation has been enhanced by a ground floor kitchen/ dining room window and first floor landing and bedroom window. It is considered that this provides for additional interest in what will be a prominent elevation whilst also providing for a greater degree of natural surveillance.

Within the wider development itself and in view of the cul-de-sac nature of the proposed layout, active main fronting elevations dominate the main public facing elements of the development. Key units turn the corner, limiting the extent of blank gable elevations. Moreover, the southern facing Riverside Road frontage of the site presents an outwardly public facing development set within a green landscaped setting.

In terms of materials and in view of the limited detailing provided as part of this Reserved Matters submission and given that condition 4 of outline 14/00292/OUT remains outstanding, should Members be minded to approve the application the precise materials will be controlled via the discharge of this pre-commencement condition.

Landscaping

The 2015 Order describes landscaping as meaning the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- screening by fences, walls or other means;
- the planting of trees, hedges, shrub or grass;
- the formation of banks, terraces or other earthworks;
- the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- the provision of other amenity features.

A landscape Masterplan accompanies the Reserved Matters submission and shows a central 'Green' area which reflects the illustrative Masterplan that supported the outline approval. Additionally, a number of trees are proposed across the site that will enhance the landscaped nature of the development whilst also providing a green amenity barrier to the adjacent land uses.

A Boundary Treatment Plan was submitted as part of the amended submission. It confirms that the existing retaining wall to the middle-east of the site, which accounts for the level differences between the application site and the higher ground of the Southwick Industrial Estate to the east, is to be left undisturbed. The plans confirm that the nearest boundaries to the Industrial Estate will be set off from the existing retaining structure, with an additional 2m and 2.5m high acoustic fence being proposed abutting the retained retaining wall. It is also noted that acoustic fencing is

proposed to the properties backing onto North Hylton Road and Plots 44-47 i.e. those four homes backing onto Riverside Road, which are partly shielded from view by existing tree planting.

It is considered that the varied boundary treatments of brick walling and timber fences are acceptable and will provide for a varied street scene and one that is commensurate within such a new residential scheme. Furthermore, in terms of visibility splays Engineering colleagues have reviewed the information and have offered no observations or recommendations in this regard.

Nevertheless, as stated in the PPRS consultee response of this report Members may wish to note that Outline pre-commencement condition 13 remains outstanding. Should Members be minded to approve, the developer will still need to obtain the agreement of the eastern noise barrier prior to development commencing. Furthermore, limited detailing has been provided in terms of the proposed criblock retaining wall, which is in effect a form of boundary enclosure. Consequently, in general terms the boundary enclosures are considered acceptable in principle, nevertheless, prior to commencement of development the exact details and specifications will need to be agreed via the discharge of outline conditions 13 and 16.

The amended plans have also, at the request of the Officer, introduced a landscaped buffered planting strip to the rear of Plots 18-31 i.e. those homes that back onto North Hylton Road. It is considered that this landscaped buffer strip will help to assimilate the development into the existing highway verge. Furthermore, the rear boundary treatment of Plots 7-14 will be softened by the retention of the existing trees. Elsewhere within the rest of the development ornamental tree, hedge and shrub planting on internal streets and front gardens will be introduced, whilst the existing and proposed tree buffers around the site will act as visual screens between the residential and neighbouring commercial uses.

Lastly, in terms of landscaping as Reserved Matter, Officers queried the extent and nature of the central 'Green' area and as will be discussed in further detail in the following 'Layout' section of this report, it was requested that further consideration be given to the remnant nature of this space. Consequently, as part of the amended submission revised site layout and landscaping plans were submitted increasing this area and resulted in the deletion of two units from the development, hence the overall quantum being reduced to 118 homes. In summary, it is considered that the enlarged 'Green' space provides for a greater amount of open space within the site and is acceptable from a landscaping perspective.

The proposed landscaping strategy as set out above is considered to be acceptable.

Layout

The 2015 Order describes layout as meaning the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

In broad terms the layout of the development conforms to the indicative site layout as illustrated on the Outline's layout plan. It is a relatively self-contained development that is defined by various cul de sacs which are served by the approved western access from Castletown Way.

- Spacing

In terms of separation distances between the proposed development and existing residential properties: the only area where the site interfaces with existing residential development is its North Hylton Road frontage. The proposed residential dwellings are separated by just under 40

metres from existing properties, which is acceptable and in accordance with adopted Council policy.

In terms of the relationship of the proposed homes relative to one another it is considered that the proposed layout provides for an acceptable amount of space, light and outlook. Even accounting for the varied land levels and pinch points within the site the proposed layout has been designed so that impacts are satisfactorily managed either by off-setting properties or via their orientation relative to one another and/ or the size of the external amenity area afforded to each unit.

The topography of the site also works to the layout's advantage as the land falls from the higher north (North Hylton Road) to the lower lying south (Riverside Road). The result of which is that the more elevated properties are generally located to the north, thereby limiting further daylighting and sunlighting impacts. Moreover, as the layout of the development broadly complies with the outline submission and in view of the reduction of the numbers to 118, which is 22 homes less than the maximum 140 approved by the Outline, it is considered that the Reserved Matters submission has worked within the parameters of that outline and produced a well apportioned residential development.

- Open Space

During the course of considering the Reserved Matters submission it was noted that a smaller central 'Green' area was proposed as compared to that illustrated on the illustrative aspects of the outline's Site Layout drawing. It was also noted that the proposed site layout plan indicated that this space would be the location of an electric substation, thereby further constraining its productive use. In the absence of firm parameters from the outline approval and in order to objectively assess the suitability of this green space attention was drawn to UDP policy H21, which requires 0.4ha per 1000 bed spaces of amenity open space within new residential developments within 0.5km of a neighbourhood open space.

Within this context and based on the 350 bedrooms proposed it was highlighted to the Agent that this would equate to an amenity open space area of 1,400 square metres, as opposed to the 320 square metres that was being proposed. By way of a response the Agent has amended the scheme by reducing the amount of homes to 118 and increasing the size and design of the open space to the now proposed 1,235 square metres. This increase in size is welcomed and although it does not achieve 1,400 square metres the regeneration benefits on offer from developing this site are given significant weight, as is the landscaped setting of the development and proximity to the large open space of Hylton Dene, which has good links to the application site via the Castletown Way.

- Highways

The initial consultation response from Network Management highlighted various elements of the proposed layout that required further consideration, modification and clarification. Their issues centred around the distribution of visitor car parking, turning heads and the position of a shared access drive at the Riverside Road end of the site.

Following the initial comments the Agent amended the scheme which largely resolved the engineering queries except for the issue over the amount of properties sharing a private drive (i.e. no more than 3 homes at any one time) and the space within the south-western cul-de-sac's turning head. Following these comments the Agent submitted a further amended site layout and landscaping plan that have been reviewed by engineering colleagues in Network Management and which have now satisfactorily resolved all the outstanding issues.

In conclusion, the scheme is considered to make appropriate provision for access and egress by vehicles, pedestrians and other road users and provides for an appropriate level of private and visitor car parking. In terms of the highway engineering considerations the layout of the development the scheme is considered to be acceptable.

Scale

The 2015 Order describes scale as meaning the height, width and length of each building proposed within the development in relation to its surroundings.

The dwellings proposed for this development comprise the following:

- 24 no. Housetype A6 (Semi/ Terrace) - 2 storey 2 bed unit;
- 47 no. Housetype A7 (Semi/ Terrace) - 2 storey 3 bed unit;
- 6 no. Housetype A7 (Detached) - 2 storey 3 bed unit;
- 9 no. Housetype T10 (Detached) - 2 storey 3 bed unit;
- 7 no. Housetype T14 (Detached) - 2 storey 3 bed unit;
- 7 no. Housetype T16 (Detached) - 2 storey 4 bed unit;
- 1 no. Housetype N1(sp) (Detached) - 2 storey 4 bed unit;
- 12 no. Housetype T11 (Detached) - 2 storey 4 bed unit.

It is considered that the proposed scale is acceptable and will not appear as an obtrusive form of development; furthermore it is reflective of the mix of building heights generally associated with new build housing proposals.

Outline conditions

There are a number of conditions imposed on the outline approval that are still of relevance to the development of the site, namely;

- Pre-commencement condition 3: Submission of materials
- Pre-commencement condition 6: Construction methodology
- Pre-commencement conditions 7, 8, 9, 10 & 11: Land contamination
- Pre-commencement condition 13: Eastern boundary noise barrier supported by updated noise assessment
- Pre-commencement condition 14: Foul and surface water
- Pre-commencement condition 15: Management of on-site greenspace
- Pre-commencement condition 16: Boundary enclosures

Given the information submitted as part of this Reserved Matters submission these conditions remain outstanding and as such, the developer is required to agree these details prior to the commencement of development. Moreover, it is not considered that approving the Reserved Matters of Appearance, Landscaping, Layout or the Scale inhibits the appropriate consideration of these conditions.

The Reserved Matters is in accordance with the outline permission and is reflective of the illustrative material submitted as part of the approved submission. Key consultees have been part of the consideration of this Reserved Matters submission (e.g. PPRS and Northumbrian Water) and have commented on the development proposal offering no objections.

It should also be noted that there are adherence conditions which also remain of relevance, namely;

- Condition 1: Implementation within 2 years;
- Condition 5: Hours of construction;
- Condition 12: In accordance with submitted Ecology report;
- Condition 18: Landscaping 5 years.

Section 106:

By way of a reminder to Members and courtesy of the outline approval, development at the site is beholden to the following planning obligations:-

- Education contribution of £225,891 to be paid to the Council on occupation of the first dwelling;
- Play facility contribution of £98,140 for new children's play facilities or the upgrade of existing facilities within the area to be paid to the Council on occupation of the first dwelling.

EQUALITY ACT 2010 - 149 PUBLIC SECTOR EQUALITY DUTY

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/ proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:-

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

CONCLUSION

The proposed development is acceptable in respect of Appearance, Landscaping, Layout and Scale and is considered to be in accordance with the parameters approved via the outline permission 14/00292/OUT.

The proposal complies with the relevant provisions of the UDP and there are not considered to be any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this reserved matters application is therefore recommended for Approval.

RECOMMENDATION:

Members are recommended to Approve the Reserved Matters subject to the conditions listed below:-

Conditions:

- 1 The development to which this permission relates must be begun not later than whichever is the later of the following dates.

(a) the expiration of three years from the outline approval of planning permission;

(b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved, to ensure that the development is carried out within a reasonable period of time.

Reason:

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

- 2 The Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

- 10162 01 Location Plan;
- 10162 100 Existing Site Layout;
- Landscape Masterplan, Drawing Number P18:5172:100 - D;
- Proposed Site Layout, Drawing Number P18:5172:01 - J;
- A7 - AS/OP Plans & Elevations, Drawing Number P18:5172:30;
- Garages Plans & Elevations, Drawing Number P18:5172:27 - A;
- N1 - AS Plans & Elevations, Drawing Number P18:5172:26 - A;

- T16 - OP Plans & Elevations, Drawing Number P18:5172:25 - A;
- T16 - AS Plans & Elevations, Drawing Number P18:5172:24 - A;
- A7-T10 OP/AS Plans & Elevations, Drawing Number P18:5172:23 - A;
- A7-T10- AS/OP Plans & Elevations, Drawing Number P18:5172:22 - A;
- T14 - OP Plans & Elevations, Drawing Number P18:5172:21 - A;
- T14 - AS Plans & Elevations, Drawing Number P18:5172:20 - A;
- T11-OP Plans & Elevations, Drawing Number P18:5172:19 - A;
- T11-AS Plans & Elevations, Drawing Number P18:5172:18 - A;
- T10 - OP Plans & Elevations, Drawing Number P18:5172:17 - A;
- T10 - AS Plans & Elevations, Drawing Number P18:5172:16 - A;
- A7 - OP Plans & Elevations, Drawing Number P18:5172:15 - A;
- A7 - AS Plans & Elevations, Drawing Number P18:5172:14 - A;
- A6-A6-A6- AS/OP/OP Plans & Elevations, Drawing Number P18:5172:11 - A;
- A6 - AS/OP Plans & Elevations, Drawing Number P18:5172:10 - A;
- Proposed Site Sections C-C & D-D, Drawing Number P18:5172:03;
- Proposed Site Sections A-A & B-B, Drawing Number P18:5172:02-A;
- 24/10/2013 - Rev A: Addition of internal floor levels and walls, DWG No: ENG-W-001/2.
- Proposed Level Strategy, Drawing No 1030 - 004 Rev A.

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.

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

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
17/01855/SUB	Sunderland City Council	Erection of 6no detached dwellings with associated works and landscaping.	18/09/2017	13/11/2017
Fulwell	Land Adjacent Fulwell Methodist ChurchDovedale RoadSunderland			
18/01276/FUL	Cancara Property Ltd	Demolition of former Fire Station and erection of 1no. 4 storey block and 1no. 2 storey block to provide a total of 32no. flats together with associated car parking and landscaping.	25/09/2018	25/12/2018
Fulwell	Former Tyne And Wear Fire And Rescue ServiceFire StationStation RoadFulwellSunderlandSR6 9AE			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00527/FUL	Gentoo Homes	Erection of 71 dwellings with associated access, infrastructure and landscaping (additional HRA information received).	16/04/2018	16/07/2018
Redhill	Land West Of Hylton Lane Downhill Sunderland			
15/02266/OUT	Bolbec Hall Ltd	Construction of 4 storey building to provide 55 units of student accommodation to comprise 1 bedroom, 2 bedroom and studio apartments with associated access and parking.	14/06/2016	13/09/2016
St Peters	Land To The South Of Saint Benets Church The Causeway Sunderland			
15/02265/FUL	Bolbec Hall Ltd	Change of use from monastery to create 15no units of student accommodation to comprise 1 bedroom, 2 bedroom and studio apartments and 1 bedroom apartments with associated car parking and access.	14/06/2016	13/09/2016
St Peters	Saint Benets Roman Catholic Monastery The Causeway Sunderland R6 0BH			