

Planning and Highways Committee
8 April 2024

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the Committee Report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Application 1 of Item 4

Reference - 21/02627/FUL

Description - Retrospective demolition of public house and proposed construction of 14 dwelling houses and a three storey building to provide five apartments (including associated car parking, landscaping and new pedestrian access onto Silksworth Lane) (as amended)

At - The Cavalier, Silksworth Lane, Sunderland, SR3 1AQ

Officers have given further consideration to the conditions within the committee report and would suggest the additions / amendments shown below

Condition 5

Add a requirement to notify nearby properties when the development will commence and any mitigation for noisy equipment.

Additional conditions

No tree identified for felling / removal (as described within Appendix 7.1 of the submitted Tree Survey) shall be felled or removed until a detailed method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include detail how these trees will be felled / removed without causing any interference to trees on any immediately

adjoining land. The trees shall thereafter be felled / removed in accordance with the approved details.

Reason: To ensure, in accordance with policy NE3 of the Core Strategy, the development hereby approved conserves trees.

No development shall commence until full details of the proposed retaining walls are submitted to and approved in writing by the Local Planning Authority. The details shall include a detailed plan showing the proposed levels across the site, the height of the proposed retaining walls (including elevation and / or section drawings of the proposed retaining walls) and the position of any retaining walls on adjoining land. The details shall also show how the proposed retaining walls would be provided in conjunction with the existing retaining walls on the adjoining land. The development hereby approved shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure, in accordance with policy BE1, high quality design.

No additional balcony (including Juliette balcony) or window shall be added to the southern elevation of the apartments hereby approved, unless an application for planning permission has been submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve amenity, in accordance with policy HS1 of the Core Strategy.

Application 3 of Item 4

23/02604/VA3 – Variation of Condition 2 (Plans) attached to permission Ref: 22/00140/LP3 and amended by application Ref: 23/01029/AML (Conversion, restoration and re-purposing of existing "Engine Shed" structure and construction of link building and hybrid structure to create a workshop for proposed housing, innovation and construction skills academy) for design changes in relation to building form, design details, access details and landscaping.

This report seeks to provide an update in relation to drainage. Discussions between the Council's Lead Local Flood Authority and the applicant's drainage consultants have taken longer than anticipated. Although the drainage matter is still not resolved, it is not insurmountable with positive discussions taking place.

RECOMMENDATION

It is recommended that Members be minded to **GRANT CONSENT** for the development under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the recommended draft conditions within the main Committee Report, subject to the resolution of the drainage issue including a scheme that would broadly accord with Policy WWE3 of the

adopted Core Strategy and Development Plan, and subject to no objections being received following the further publicity undertaken.

Application 4 of Item 4

24/00344/LP3 – Change of Use of Land from B2 and Sui Generis to Public Realm (Use Class Sui Generis)

No representations have been received following the expiry of the publicity period on 26th March 2024.

RECOMMENDATION

It is recommended that Members **GRANT CONSENT** for the development under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the recommended draft conditions within the main Committee Report.

Application 5 of Item 4 - 24/00405/FU4

Description - Land At Keel Square Sunderland

At: Erection of temporary public structure (The Pavilion).

One of objection has been received to the proposed development.

Overdevelopment Comment: As Principal Landscape Architect at Sunderland City Council I led the design team for Keel Square from inception to completion.

In my opinion the proposed development of the temporary pavilion, together with the seating area for The Muddler does not allow for enough pedestrian circulation space from High Street West into the square in the southeast corner. Users will be confined to a sharp and narrow dog-leg route. At just over 1m wide wheelchair users, push chairs and walkers will have to give way to each other in single file.

This could be alleviated by a reduction and/or reconfiguration of the proposed Muddler seating area.

On the west side the Keel Line paving detail abuts the face of the building and is covered by a canopy. This relegates the Keel Line to an edging strip and isn't given its own space. Building above the Keel Line blocks forward views over the Keel Square to the Riverside development and the route to the new footbridge.

The ground fixing screws seem to be located right next to the expensive Keel Line paving strip and damage appears to be a risk.

The pavilion could be moved eastwards but as stated above the Muddler seating area then becomes an issue. I foresee a reduction in footfall in the

square and as a result fewer people to look at the north facing displays and the main entrance to the pavilion.

Local Planning Authority response

The Muddler planning applications for the seating area and advertisement are still pending consideration under planning references 24/00338/FU4 and 24/00339/ADV.

The application form also confirms that 'temporary' is for a period of 2 years and it is partly being sought to obscure the construction activity associated with Culture House, where demolition has taken place, and the construction of Culture House is now under way.

No objections have been raised from the Highways and Conservation team.

The scale, design and massing are set out on in the main agenda and as such considerable acceptable.

The overarching principle guiding the layout design is to foster ongoing interaction between the public and the pavilion on Keel Square, while also accommodating adaptable spaces capable of meeting diverse needs and aspirations during Expo Sunderland.

External surfacing

The applicant has confirmed while minor adjustments such as temporary removal of paving stones may be necessary to accommodate ground screws for structural support, the existing external hard surfacing surrounding the area will be preserved and treated with utmost respect during installation. Notably, the Keel Line, adjacent to the temporary pavilion, will remain untouched. This work would require a permit from the Local Highway Authority and as such upon removal the area will be inspected by the Local Highway Authority Inspectors and should any remedial works be required the applicant would be responsible to ensure this work was carried out.

Conclusion:

Based on the above, there is considered to be no conflict with the abovementioned policies and as such it is recommended that planning permission should be granted.

RECOMMENDATION

It is recommended that the application be **GRANT CONSENT** in accordance with Regulation 4 of the Town and Country Planning (General Regulations) 1992 (as amended) for a period of two years and subject to conditions listed below, the expiry of the Press Notice on the 9th of April 2024 and no objections being received introducing new material planning consideration which haven't been addressed in the main agenda/report for circulation report.

Conditions:

1 This permission shall be granted for a limited period of 2 years from the date hereof and the use authorised shall be discontinued and the land reinstated to their former condition at or before the expiry of the period specified in this permission unless the permission is renewed.

Reason: To define the consent and maintain the attractiveness and vibrancy of the Urban Core, in accordance with CSDP policy SP2.

2 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Location Plan S4377-BDN-01-00-PL-A-0005_P1 received 01/03/2024.
- Proposed Elevations S4377-BDN-01-00-PL-A-0003_P1 received 01/03/2024.
- Proposed Site Plan S4377-BDN-01-00-PL-A-0002_P1 received 01/03/2024.
- Proposed Floor S4377-BDN-01-00-PL-A-0001_P1 received 01/03/2024.

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

END OF REPORT