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## **REPORTS FOR CIRCULATION**

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### **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**

Applications for the following sites are included in this report.

##### **19/0100/LP3 – Former Littlewoods, Commercial Road, Sunderland**

The agent has stated that “we will not be using any topsoil in the proposed development”. Officers would therefore recommend the removal of condition no. 5.

##### **19/01101/FU4 – 52-55 High Street West, Sunderland**

The comments below should be inserted underneath the sub-title in the committee report.

#### **Amenity**

There has not yet been a response from the Environmental Health Officer so the recommendation would be for the satisfactory resolution of these matters to be delegated to officers; including the receipt of a positive consultation response from the Environmental Health Officer and for any recommended conditions to be accordingly added to the decision notice; including opening times for the ground / first floor units (Use Classes A1, A3 and A4).

#### **Drainage**

The agent has not yet submitted any additional / amended drainage

information so the recommendation would be for the satisfactory resolution of these matters to be delegated to officers; including the receipt of additional / amended drainage information from the agent and the receipt of a positive consultation response from both the Lead Local Flood Authority and Northumbrian Water and for any recommended conditions to be accordingly added to the decision notice.

### Groundworks

There has not yet been a response from either the Environment Agency or the Environmental Health Officer so the recommendation would be for the satisfactory resolution of these matters to be delegated to officers; including the receipt of a positive consultation response from both the Environmental Health Officer and Environment Agency and for any recommended conditions to be accordingly added to the decision notice.

### Heritage

The Tyne & Wear Archaeologist has recommended an archaeological watching brief during groundworks which are deeper than 1m below present ground level. These conditions are shown below.

Further to the comments made within the committee report, officers would also draw to attention that the Conservation Officer has advised that

"further discussions have recently taken place with the applicant and architect over the arrangement of the external materials to further enhance the quality of the scheme, in particular its relationship with surrounding listed buildings. This may result in some minor changes to the respective extent and positioning of the areas of external stone and tile cladding"

Officers would advise that the potential changes need to be resolved before the issuing of any decision; rather than as a condition. The recommendation would therefore be for the satisfactory resolution of these matters to be delegated to officers; including the receipt of amended plans from the agent and the receipt of a positive consultation response from the Conservation Officer and for any recommended conditions to be accordingly added to the decision notice.

### Other

A six storey development has previously been approved on the site; comprising circa 1,765 square metres of retail and around 3,653 square metres of hotel (ref: 17/01525/VA4). The committee presentation will include these previously approved elevation drawings. The previous approval forms a positive material consideration in the determination of the current application.

### Representation received

There has been a further representation received from an adjoining beauty

and fitness centre at no. 56a High Street. They have stated that "the noise, vibration and general construction works will prevent clients from being able to enjoy and make use of the facilities". They have also stated that there would be a "loss of business and income" and "there is also the risk that the loss of business may not be temporary".

Officers would, however, advise that condition no. 3 seeks the submission of a construction management plan / scheme of work to control building works, site activities and associated traffic management.

Given that the concerns can reasonably be addressed via a condition, refusal on these grounds would not be reasonable.

### Recommendation

Members be MINDED TO GRANT CONSENT under Regulation 4 of the Town and Country Planning (General Regulations) 1992 (as amended), and delegate to the Executive Director of City Development to grant planning permission subject to the satisfactory resolution of matters relating to amenity, drainage, ground conditions and heritage (as noted above); and the draft conditions listed below:

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

Proposed location plan (drwg no. L01 C)  
Proposed site plan (drwg no. L02 C)  
Proposed level 00 floor plan (drwg no. G00 E)  
Proposed level 01 floor plan (drwg no. G01 C)  
Proposed level 02-03 plan (drwg no. G02 C)  
Proposed level 04 roof plan (drwg no. G04 C)  
Proposed elevations (drwg no. G10 C)  
Proposed sections AA & BB (drwg no. G20 B)  
Proposed sections CC & DD (drwg no. G21 B)

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. No development shall commence until a construction management plan / scheme of work has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details to control the building works, site activities and associated traffic management. The development shall

thereafter be undertaken in accordance with the approved plan.

Reason: To ensure, in accordance with policy T14 of the UDP, the development hereby approved does not cause traffic problems.

4. No groundworks or development shall commence until the developer has appointed an archaeologist to undertake a programme of observations of groundworks deeper than 1 metre to record items of interest and finds in accordance with a specification provided by the Local Planning Authority. The appointed archaeologist shall be present at relevant times during the undertaking of groundworks with a programme of visits to be agreed in writing by the Local Planning Authority prior to groundworks commencing.

Reason: The site is located within an area identified as being of potential archaeological interest. The observation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, and, if necessary, emergency salvage undertaken in accordance with paragraph 199 of the NPPF and saved Unitary Development Plan Policies B11, B13 and B14.

5. No development shall take place above damp proof course level until details / samples of the proposed construction materials have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall thereafter be used in the construction of the development hereby approved.

Reason: To ensure, in accordance with policy B2, B4 and B10 of the UDP, the development hereby approved relates harmoniously to the adjoining areas, preserves the character and appearance of the nearby Conservation Area and does not adversely affect the character and setting of nearby listed buildings.

6. The development hereby approved shall not be brought into use until the report of the results of observations of the groundworks pursuant to condition (4) has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, to accord with paragraph 199 of the NPPF and saved Unitary Development Plan Policies B11, B13 and B14.

7 The development hereby approved shall not be brought into use until a service management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the co-ordination and management of service vehicles for both the proposed hotel and ground floor retail units.

Reason: To ensure, in accordance with policy T14 of the UDP, the

development hereby approved makes provision for the loading and unloading of commercial vehicles.

8. The development hereby approved shall not be brought into use until a detailed full travel plan has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a review within two of the development first being brought into use.

Reason: To ensure, in accordance with policies T14 and T22 of the UDP, the development hereby approved would be accessible by both private and public transport.

9 The landscaping shown on the proposed level 00 floor plan (drwg no. G00) shall be undertaken in the first planting season following the practical completion of the development hereby approved and shall thereafter be maintained for a period of at least five years.

Reason: To ensure, in accordance with policy B2 of the UDP, the development hereby approved relates harmoniously to the adjoining areas.