

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

**2<sup>nd</sup> February 2010**

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**REPORTS FOR CIRCULATION**

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**REPORT BY DEPUTY CHIEF EXECUTIVE**

**PURPOSE OF REPORT**

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

**LIST OF CIRCULATED ITEMS**

Applications for the following sites are included in this report.

**South Area**

1. Belford Sports Ground

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Number:	1.
Application Number:	<b>09/04737/LAP</b>
Proposal:	Partial replacement of existing fencing, supply of ball stop fencing and installation of 2 gates to the southern end of site.
Location:	Belford Sports Ground, Belford Road, Sunderland

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As stated in the main report, the principle of using the application site for the proposed development is considered to be acceptable. However, at the time of writing the main report, the consideration of the impact of the development upon the amenities of the area and nearby residential properties and the highway safety implications of the development remained outstanding. This report sets out additional background information and concludes the assessment of the proposal.

The proposal arises from the Council's objective to secure the sports ground in order to prevent its misuse and anti-social behaviour. The sports ground will continue to provide a community facility but the development will enable it to be managed by and accessed only from Southmoor School. Indiscriminate access from Belford Close will be denied.

#### IMPACT OF THE DEVELOPMENT UPON THE AMENITIES OF THE AREA AND NEARBY RESIDENTIAL PROPERTIES

Policy B2 of the adopted Unitary Development Plan (UDP), states, '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; large scale schemes, creating their own individual character, should relate harmoniously to adjoining areas'.

The existing boundary enclosure to the west is made up of different fence types at approximately 1.8m height. This is in a state of disrepair in places and does not provide an acceptable level of security. The proposed fence will be higher at 2.4m high, but will consist of mesh panels, powder coated green, of an open nature that will blend in with the shrubbery along the boundary. The style of fencing is considered to be appropriate adjacent to a residential area and, given that it is the side gables of the properties that face this boundary, the development is considered to be acceptable.

A similar fence type is proposed along the eastern boundary set in from the existing fence line to avoid the existing trees and shrubs. The adjacent land is currently vacant, but is being marketed for residential development. The siting and design of the fence is considered to be acceptable and not likely to compromise the future development of the site.

The proposed gates to the south will enable access by users of the facilities as well as maintenance equipment from Southmoor School. The gates are proposed to be of the same design as this existing section of palisade fence and are considered to be acceptable.

The proposed 6m high ball stop fences to the north will be set some 4.5m and 7.5m away from the boundary to offset the impact of their height and minimise the impact upon the residential properties. They are proposed to consist of open mesh panels powder coated green of the same design as the new fencing. The siting and design of the fencing is considered to be acceptable and the development will help prevent nuisance from stray balls.

The trees on the site do not offer any great amenity value however that is not to say they would not be missed if they were to be removed or damaged as a result of the development. The proposed works should not affect the health of the trees on the site providing excavations near trees are carefully dug so as not to damage, snap or remove main tree roots. This consideration could be covered by a condition.

The development is therefore not considered likely to adversely impact upon the amenities of the area or the nearby residential properties and complies with policy B2 of the UDP.

#### HIGHWAY SAFETY IMPLICATIONS OF THE DEVELOPMENT

Policies T14 and T22 of the UDP essentially require developments to have no undue detrimental impact on highway/pedestrian safety or the free passage of traffic whilst providing an acceptable level of car parking.

Given that access to the site will be gained via the school, the proposal does not raise any implications for parking or highway safety and there are no concerns in this regard. The proposal is considered to comply with policy T14 of the UDP.

#### CONCLUSION

The development is not considered likely to have any adverse impact upon the amenities of the area and nearby residential properties or highway safety. It complies with the relevant policies of the UDP and is considered to be acceptable.

The period for the receipt of representations does not expire until 18 February 2010, after the Sub-Committee Meeting, although no objections have been received to date. Accordingly the recommendation is for Members to be minded to grant consent subject to no objections being received and subject to conditions relating to the issues identified below. This decision would allow the application to be determined expediently, providing no further objections are received. If objections are received the application will be reported back to the Sub-Committee at the earliest opportunity.

RECOMMENDATION: MINDED TO GRANT CONSENT in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to no objections being received.

#### CONDITIONS

Conditions to cover the following matters:

1. Standard condition regarding three years to commence.
2. Standard condition regarding the development to be built in accordance with approved plans.
3. Requirement for tree protection during construction works.