

## CONSULTATIONS FROM NEIGHBOURING COUNCILS ON PLANNING APPLICATIONS

### REPORT OF THE DEPUTY CHIEF EXECUTIVE

#### 1.0 PURPOSE OF THE REPORT

- 1.1 To seek the Committee's agreement to the response to be made to a consultation from a neighbouring authority regarding a planning application affecting a site within proximity to the boundary of the City of Sunderland

#### 2.0 BACKGROUND

- 2.1 Where the Council is consulted by a neighbouring authority on planning applications which is not within its administrative boundary but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the content of the Council's response.

#### 3.0 APPLICATION DETAILS

- 3.1 Sunderland City Council has been consulted by Durham County Council on the planning application detailed below.

- 3.2 Notifying Authority: Durham County Council  
 Application no: CMA/4/112  
 Applicant: Tees Valley Housing  
 Proposal: Residential development of up to 250 dwellings, small scale community hubs within use classes A1, A2, A3, A4 and A5 of up to 950 sqm and within use class D1 of up to 950 sq m and within use class D1 of up to 950 sq m with open space, and soft landscaping and associated infrastructure (outline, all matters reserved except access) including off site highway improvements.  
 Location: Land to the South West of Station Road, West Rainton, County Durham

#### 4.0 CONSULTATION

- 4.1 The Council's Network Management and Planning Policy sections both inspected the proposal and offered no objections.

#### 5.0 ASSESSMENT OF IMPACT ON SUNDERLAND

- 5.1 The application site is situated approximately 1.5km to the southwest of the nearest part of the administrative boundary of Sunderland. Given this notable distance and upon consultation with the Council's Planning Policy and Network Management sections, it is not considered that the proposed residential development would pose any direct impact on

Sunderland in respect of its highway network, the potential for flooding or any other material planning considerations, nor would it have a significant impact on the future aspirations of the City.

6.0 CONCLUSION AND RECOMMENDATION

- 6.1 As it is unlikely that the proposal would prejudice the interests of the City of Sunderland, it is recommended that Sunderland City Council advise Durham County Council that it does not have any comments or observations to make with regards to the proposal.
- 6.2 The Committee is therefore recommended to agree the above comments, which will then be sent to Durham County Council in relation to application no. CMA/4/112.

DO NOT SCALE

All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT

Under section 13 Construction Design and Management Regulations 2015

RESIDUAL RISKS

REF	DESCRIPTION	DATE
-----	-------------	------

1/05/2013/009

DENOTES RED LINE BOUNDARY

REVISION	DATE	DESCRIPTION	DRAWN
----------	------	-------------	-------

idp PARTNERSHIP  
IAN DARBY PARTNERSHIP

NORTHERN

15, JAMES, DARBY STREET, SPINNEYFIELD, NOTTINGHAM, NG2 5AS  
TEL: (0195) 301 4442 FAX: (0195) 301 1108 E: ian.darby@idp-partnership.co.uk

FOR CLARITY West Raindon

Drawn: Site Plan

PROJECT NO	MM	PROJECT REF	SR	REVISION
DATE	11/25/09/A1	DATE	NB1:2078	SL-02
DATE	21 Oct 2013	DATE		
DATE		DATE		

COPYRIGHT - idp-partnership

