

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in Committee Room No. 1 on
Tuesday, 19th July, 2011 at 4.45 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 Deputy Chief Executive (copy herewith).	1

**E. WAUGH,
Head of Law and Governance.**

Civic Centre,
SUNDERLAND.

8th July, 2011

Development Control (North) Sub-Committee

19 July 2011

REPORT ON APPLICATIONS

REPORT BY THE DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Deputy Chief Executive for 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. Saint Benets RC Primary School, Fulwell Road, Sunderland
2. Roker Pier, Marine Walk, 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 Technical Manager (Development Control) (561 1552) email address 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 2010

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 Office of the Chief Executive in the Civic Centre or via the internet at www.sunderland.gov.uk/online-applications/

Janet Johnson
Deputy Chief Executive

1.

**North
Sunderland**

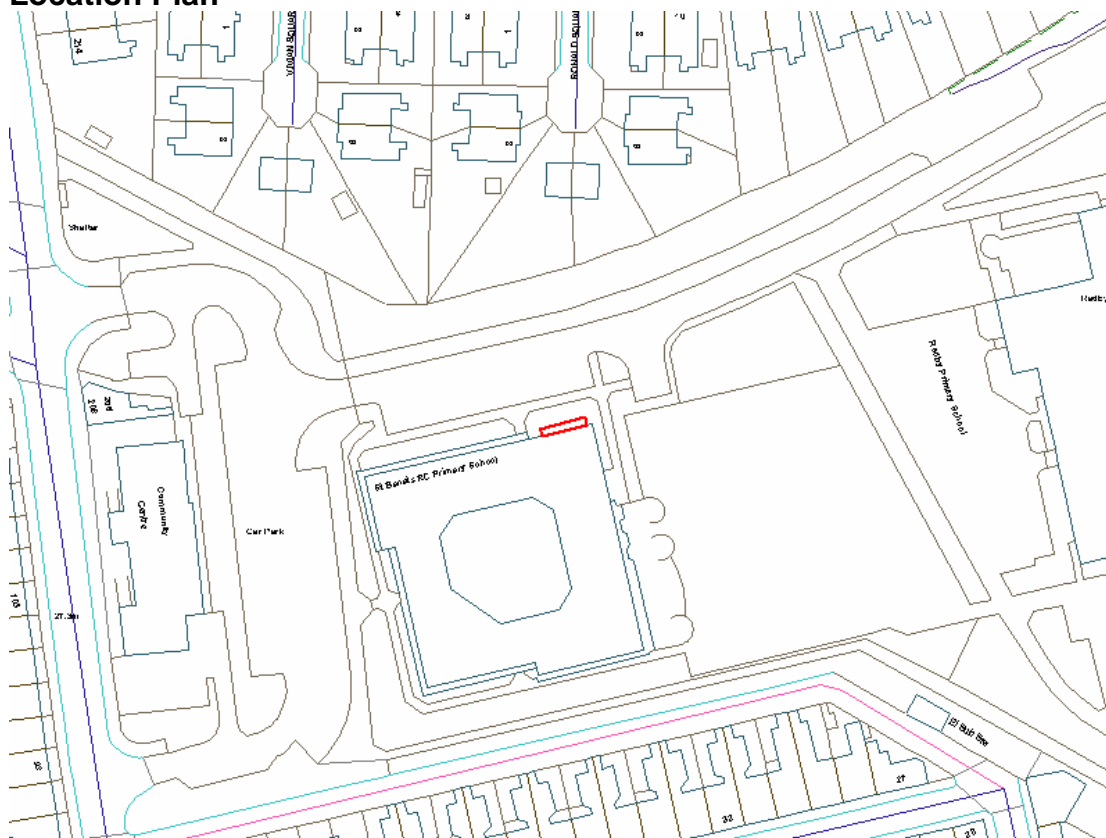
Reference No.: 11/01605/LAP Development by City(Regulation 3)

Proposal: **Erection of a single storey extension to the north elevation to provide 2 no. stores.**

Location: Saint Benet's R C Primary School Fulwell Road Sunderland SR6 9QU

Ward: St Peters
Applicant: Children's Services
Date Valid: 13 June 2011
Target Date: 8 August 2011

Location Plan



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PROPOSAL:

The application relates to the erection of a single storey extension at Saint Benet's Primary School, Fulwell Road.

The proposed extension would be to the front elevation of the school adjoining the existing hall. The proposed extension would accommodate two individual store rooms, one for P.E. equipment and one for tables. The positioning of the extension to the front elevation of the school means that it would front car parking and the access road to the adjacent Redby Primary School. The nearest dwellings are numbers 4 and 5 Ronald Square, the rear elevations of which face

the school and are in excess of 40 metres away from the proposed extension. These dwellings, in common with the other dwellings to the north of the school site are somewhat screened from the school by vegetation.

The footprint of the proposed extension would be such that it is 8 metres in width and would project 2.2 metres forward of the main school building's front elevation at the point which it would adjoin. The extension would be erected with a flat roof to a height of 3.1 metres.

TYPE OF PUBLICITY:

Site Notice Posted

CONSULTEES:

City Services - Transportation
Street Scene (Environmental Service)

Final Date for Receipt of Representations: **06.07.2011**

REPRESENTATIONS:

To date, no representations have been received.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
CF_5_Provision for primary and secondary schools
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
L_7_Protection of recreational and amenity land
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
T_22_Parking standards in new developments

COMMENTS:

The main issues to be considered in determining this application are:-

- Principle of the Development.
- Design, siting and external appearance.
- Highway Issues.

Principle of the Development.

The site in question is not allocated for any specific land use within the Council's Unitary Development Plan (UDP) and, as such is subject to policy EN10. This policy dictates that, where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain. As the proposal is aimed at improving the storage facilities available to the existing school, the proposed works are considered to accord with the requirements of policy EN10.

Policy CF5 of the UDP requires that where possible, the requirements for the provision of education shall be met on existing sites. In this regard, the proposed works would allow for increased space available for the existing school and as such, the proposed development is considered to accord with the requirements of policy CF5.

The school playing fields are identified to be protected from development under UDP policy L7. In this case, the proposal is to the front of the school over what is presently an area of landscaping. The existing play facilities at the school are therefore unaffected by the proposal. As such, the proposal is considered to accord with the requirements of policy L7.

It is therefore considered that, the proposed extension accords with policies EN10, CF5 and L7 of the Unitary Development Plan and is acceptable in principle.

Design, siting and external appearance

Policy B2 of the UDP dictates that the scale, massing, setting and layout of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

In this regard, the proposed extension is offset from the nearest residential properties in Ronald Square by in excess of 40 metres. This separation distance is considered to be acceptable in order to protect the amenities of surrounding residential properties.

The materials and fenestration proposed to be used in construction replicate those used in the existing school and it is considered that should members be minded to grant consent, a condition could be imposed requiring that suitable materials are used to ensure compliance with the requirements of policy B2.

Highway Issues

UDP Policy T14 aims to ensure that new developments are easily accessible to both vehicles and pedestrians, should not cause traffic problems, should make appropriate provision for safe access by vehicles and pedestrians and indicate how parking requirements will be met. In addition, policy T22 seeks to ensure that the necessary levels of car parking provision will be provided.

In this regard, the proposed works are not designed to extend the capacity of the school, no extra staff would be employed and current car parking would not be affected. As such, the proposal is considered to accord with UDP policies T14 and T22, with no alteration to the parking or servicing arrangements proposed.

Conclusion

It is considered that the proposed extension is of an acceptable scale, which would not adversely impact upon residential or visual amenity.

Members are therefore recommended to grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992.

RECOMMENDATION: Grant Consent Under Regulation 3

Conditions:

- 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 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Location Plan - Dwg No 0510016/ARCH/101 Rev P1, received 24 May 2011;
 - Ex / Proposed Plans / Elevations - Dwg No 0510016/ARCH/502 Rev P1, received 24 May 2011
 - Site Plan and Section – Dwg No 0510016/ARCH/503 Rev P1, received 24 May 2011.

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 Notwithstanding any indication of materials which may have been given in the application; the external materials to be used, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

Reference No.: 11/01757/LAL LAP Listed Building

Proposal: Installation of a post mounted sign detailing water safety information (Sign SD11)

Location: Roker Pier Marine Walk Sunderland SR2 0PL

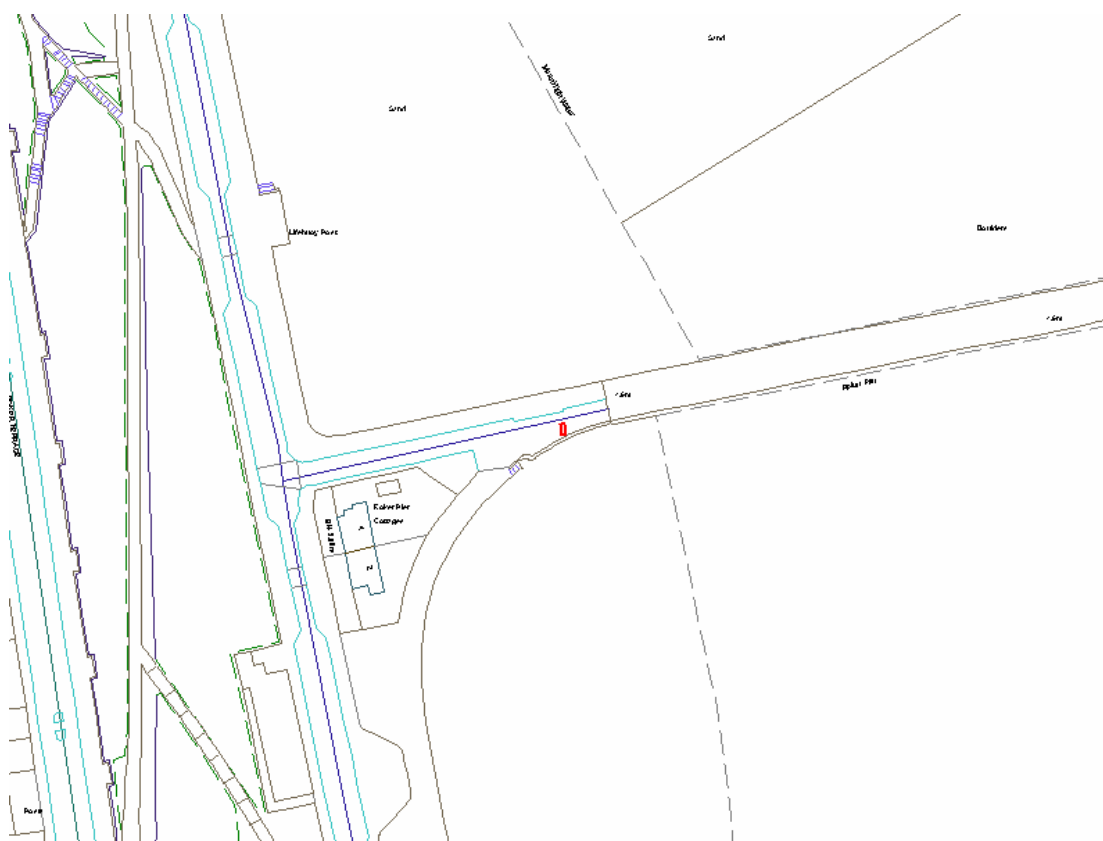
Ward: St Peters

Applicant: City Services

Date Valid: 3 June 2011

Target Date: 29 July 2011

Location Plan



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PROPOSAL:

Listed Building Consent is sought for the installation of a post mounted sign detailing water safety information (sign SD11) at Roker Pier, Marine Walk. The proposed sign is one of a number of similar signs proposed along the coast, detailing water hazards in various locations. The signs have been designed to meet RNLI guidelines and the artwork has been designed to ensure compliance with nationally agreed standards for coastal water safety signs.

The sign for which listed building consent is sought is 2.055 metres in height, mounted on two posts and would be 0.78 metre wide. The sign is proposed to be coloured red, white, blue and yellow with a map of the location and details of deep water, breaking waves, submerged rocks, strong currents and sudden drop hazards, also advising that swimming, jumping and diving are not permitted. The proposed sign would be situated at the entrance to the pier, 12 metres in front of the pier gates. The sign is proposed to replace signage which was previously attached to the pier gates, but has now been removed pending the replacement of the gates.

This particular sign requires listed building consent because Roker Pier is a Grade II listed structure. The pier is situated within the Roker Conservation Area and leads to Roker lighthouse.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted

CONSULTEES:

City Services - Transportation
English Heritage

Final Date for Receipt of Representations: **07.07.2011**

REPRESENTATIONS:

Neighbours

To date, no representations have been received as a result of the consultation process.

Consultees

English Heritage have been consulted as if Members are minded to grant listed building consent, the application would need to be referred to the Secretary of State for Communities and Local Government for determination, in accordance with regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990. A response has been received, raising no specific comments, but recommending that the application be determined in line with national and local planning guidance.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
B_8_Demolition of listed buildings

COMMENTS:

The main issues under consideration in the assessment of this application relate to the impact of the development upon the character and appearance of a Grade II Listed Building.

In this regard, policy HE7 of Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the issues that are generally relevant to the determination of applications for consent relating to heritage assets. In particular, HE7.2 states that, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the Local Planning Authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

In addition, policy B2 of the Unitary Development Plan (UDP) dictates that the scale, massing, setting and layout of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

Furthermore, UDP policy B8 states that there will be a presumption in favour of retaining listed buildings.

In this regard, the proposed water safety signage is a statutory duty of the Council and as such is a requirement in this location. The signage has been designed to meet national standards for informative water safety signage. The siting of the proposed sign near the pier entrance and on the same side of the pier entrance as Roker Pier Cottages, means that it is in a position whereby its visual impact upon the amenity of the pier is limited, whilst still allowing for the sign to be prominent enough to fulfil its purpose. Additionally, being set 12 metres forward of the gates, it is considered that the sign is satisfactorily located so as not to impact detrimentally upon the recently approved, although yet to be installed, artistic gates.

As such, whilst the installation of such signage to the listed pier is not normally desirable, it fulfils a statutory function of the Council and with regard to the above, it is evident that the site has been chosen to minimise the visual impact of the sign upon the listed structure.

The proposal is therefore considered to accord satisfactorily with PPS5, as well as policies B2 and B8 of the Unitary Development plan.

In accordance with Regulation 13 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, applications made by a Local Authority for listed building consent must be referred to the Secretary of State for determination. Accordingly, should Members resolve to be minded to grant consent, the application will then be forwarded to the Secretary of State.

RECOMMENDATION: Members be minded to Approve

Conditions:

- 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 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Proposed Sign Elevation, (received 3 June 2011);
 - Proposed Sign Artwork, (received 3 June 2011);
 - Proposed Site Plan, (received 3 June 2011)
 - Site Location Plan, (received 3 June 2011).

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 NUMBER AND WARD		ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
1	11/01796/FUL Southwick	Land at Maplewood Avenue Marley Potts Sunderland	Gleeson Homes and Regeneration Limited Erection of (70) 2, 3 and 4 bedroom dwellings with associated highways, landscaping and car parking.	N/A	N/A	Pending Consideration