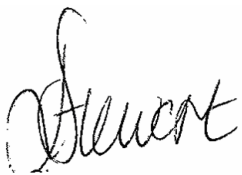


# Memo

**My ref:** JS  
**Your ref:**  
**Email:** [joanne.stewart@sunderland.gov.uk](mailto:joanne.stewart@sunderland.gov.uk)

<b>From</b>	E. Waugh	<b>Date</b>	26.03.13
<b>Title</b>	Head of Law & Governance	<b>Ext</b>	561 1059
<b>Service</b>	Commercial & Corporate Services		
<b>Subject</b>	<b>SUPPLEMENTARY REPORT –DEVELOPMENT CONTROL (HETTON, HOUGHTON &amp; WASHINGTON) SUB-COMMITTEE – 28<sup>th</sup> MARCH, 2013</b>		
<b>To</b>	All Members and Officers of the Development Control (Hetton, Houghton and Washington) Sub-Committee		
<b>Copied to</b>			

I attach for your attention a supplementary report relating to the above meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee.



for Head of Law and Governance

**Development Control (Hetton, Houghton & Washington)  
Sub-Committee**

**28<sup>th</sup> March 2013**

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**SUPPLEMENTARY REPORT ON APPLICATIONS**

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**REPORT BY DEPUTY CHIEF EXECUTIVE**

**PURPOSE OF REPORT**

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

**LIST OF SUPPLEMENTARY ITEMS**

Applications for the following sites are included in this report.

Houghton, Hetton  
& Washington

S1

Woodbine Cottages, Springwell Village, NE9 7PR.

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**Reference No.:** 12/00014/SUB (Resubmission)

**Proposal:** **Erection of two storey detached property (resubmission) (additional drawings showing section through development site received 06/02/2013)**

**Location:** Woodbine Cottages, Springwell Village, NE9 7PR

**Ward:** Washington West

**Applicant:** Mr Gary and David Simpson

**Date Valid:** 2 February 2012

**Target Date:** 29 March 2012

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At the time of writing the main report, consultation comments were still awaited from the Council's Network Management section in respect of the revised site plan submitted to properly illustrate the manoeuvring space in front of the proposed dwelling. The revised plan has been assessed by the Network Management team and no further observations or comments have been made.

For the reasons given in the main report, it is considered that the principle of the proposed development is acceptable, as is its impact on visual amenity, the amenity of existing neighbouring residential dwellings, the character of the locality, highway and pedestrian safety and trees and ecology. Furthermore, the implications of the development in respect of potential land contamination are also acceptable. The proposal therefore accords with the requirements of policies EN10, B2, H22, T14, CN17 and EN14 of the UDP.

In addition, the parking arrangements associated with the proposal are considered to be acceptable, in accordance with the requirements of policy T22 of the UDP.

The application is consequently recommended for approval, subject to the conditions set out below.

### **RECOMMENDATION: 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:

the location plan received 06.01.2012,  
the amended proposed site plan received 13.03.2012 (drawing no. CS10-01-03 A),  
the proposed floorplans received 02.02.2012 (drawing no. CS10-01-01),  
the proposed front elevation received 02.02.2012 (drawing no. CS10-01-02),  
the proposed elevations received 02.02.2012 (drawing no. CS10-01-02),  
the existing site sections received 05.02.2013 (drawing no. CS10-01-04),  
the proposed site sections received 05.02.2013 (drawing no. CS10-01-05),

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, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 4 No development shall take place until a scheme of working has been submitted to the satisfaction of the local planning authority; such scheme to include days and hours of working, siting and organisation of the construction compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.
- 5 Notwithstanding any specifications on the submitted plans details of all walls, fences or other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development is commenced. The agreed boundary treatment shall be completed before occupation or in accordance with an agreed timetable, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of

landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development. The agreed scheme of landscaping shall then be implemented in accordance with the timings detailed in condition 7 of this approval, unless otherwise agreed in writing with the Council as Local Planning Authority, in the interests of visual amenity and to comply with policy B2 of the UDP.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 8 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 9-11 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition number 12 has been complied with in relation to that contamination, in order to ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the Unitary Development Plan.
- 9 Unless otherwise agreed in writing by the Local Planning Authority, development must not commence until an intrusive ground investigation and risk assessment, in addition to the assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site (site characterisation), whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
  - (i) a survey of the extent, scale and nature of contamination;
  - (ii) an assessment of the potential risks to:
    - human health

- property (existing or proposed) including building, crops, livestock, pets, woodland and service line pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'. The assessment/investigation is necessary to ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the Unitary Development Plan.

- 10 Unless otherwise agreed by the Local Planning Authority, development must not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation, in order to ensure that the risks from land contaminated to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN14 of the Unitary Development Plan
  
- 11 The remediation scheme approved under Condition 10 (Submission of Remediation Scheme) must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS 23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority, in order to ensure that risks from land contamination to the future users of the land and

neighbouring land are minimise, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy (EN14) of the Unitary Development Plan.

- 12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 9 (Site Characterisation), and when remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 10 (Submission of Remediation Scheme), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 11 (Implementation of Approved Remediation Scheme). If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination, in order to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks.
- 13 The area indicated on the approved site plan for the parking and manoeuvring of vehicles shall be laid out in accordance with the plan before the dwelling is occupied. The area shall then be available for such use at all times and shall be used for no other purpose, in the interests of highway safety and to comply with policy T14 of the UDP.
- 14 The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.
- 15 Notwithstanding the provisions of the current Town and Country Planning (General Permitted Development Order), or any statutory instrument which revokes and re-enacts the provisions of that Order, no extensions or other development shall be undertaken to the dwelling hereby permitted without the prior written consent of the Local Planning Authority, in order that the Local Planning Authority may retain control over the development and to comply with policy B2 of the UDP.