

## **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 (General Development Procedure) Order 1995.

## **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 Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett

Director of Development and Regeneration Services.

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**Reference No.:** 08/01602/LAP Development by City(Regulation 3)

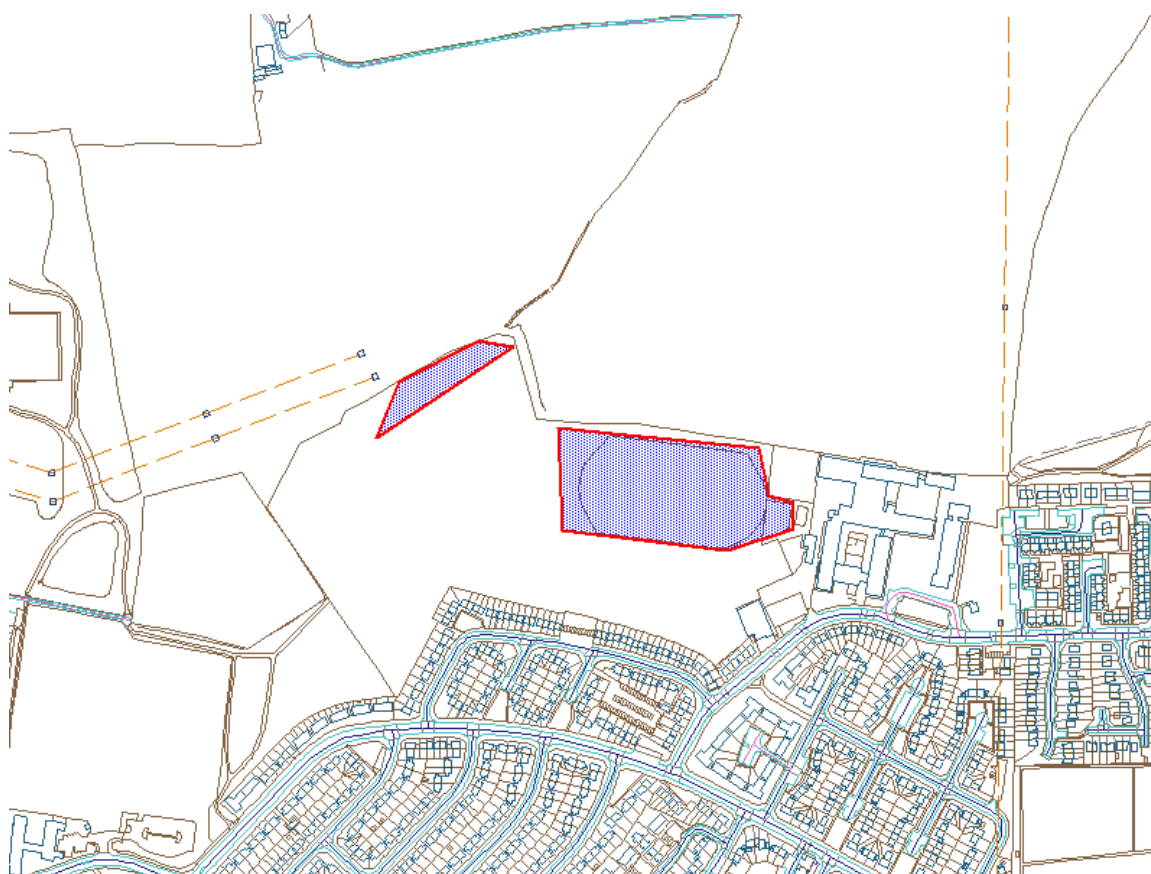
**Proposal:** Replacement of existing gravel sports pitch with grass sports pitch, along with remodelling of levels.

**Location:** Hylton Red House School Rutherglen Road Sunderland

**Ward:** Redhill  
**Applicant:** Mrs Beverly Scanlon  
**Date Valid:** 2 May 2008  
**Target Date:** 27 June 2008

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### Location Plan



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### PROPOSAL:

The planning application which is the subject of this report (08/01602/LAP) seeks consent for the replacement of the existing gravel sports pitch at the school with a grass sports pitch, some small scale re-grading of an area of the sports pitch located in the north western corner of the playing field is also proposed.

The application site, Hylton Red House School, is a site of approximately 10.0ha, (7.8 ha occupied by playing field) located on the northern side of Rutherglen Road in the Red House area of North Sunderland. There is a general fall across the site from south-west to north-west in the order of 1:33m.

Hylton Red House School is currently under going major redevelopment as a part of the Building Schools for the Future programme. Members may recall that consent was granted for refurbishment of the existing school including partial demolition and replacement of existing school building and associated landscaping works on 2nd April 2008 (planning reference: 08/00268/LAP).

The current playing field is bounded by a metal palisade fence. To the north is a public right of way, beyond which is agricultural land. To the west is a further area of playing field. Immediately to the south are residential properties and gardens along Riddings Road and Rutherglen Road whilst to the east are the local community centre, existing school and its associated outbuildings and facilities. The proposed regrading works will not affect any buildings on the site and no trees are affected by the proposed development.

The application proposals cover two main areas, the first covers approximately 1.72 ha and comprises the existing gravel sports pitch at the school. This sports surface has fallen into disrepair and the intention is to reinstate the playing surface as grass. The existing surface is proposed to be regraded using inert imported material (soil).

Existing site levels will be retained along the northern site boundary, with the surface being graded to a fall of 1:60, with a 1:3 embankment along the southern edge to tie the proposed levels into the existing. The new playing surface will be a maximum of 1.5 metres above existing levels, but this will only be in the southwest corner of the proposed area which is located away from the boundary of the site with the public right of way and in excess of 60 metres away from the nearest neighbouring residential property.

The second area of the site proposed for re-grading covers approximately 1.18 ha and is located in the far north-western corner of the playing field. The proposal is to re-grade this area using inert imported material (soil) to increase the amount of usable playing surface with a 1:3 embankment along the north-eastern edge to tie proposed and existing levels together. The new playing field surface will be a maximum of 1 metre above existing levels and will be reinstated as grass. The area is in excess of 140 metres from the nearest residential property.

#### **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

#### **CONSULTEES:**

Sport England  
Director Of Childrens Services

Final Date for Receipt of Representations: **09.07.2008**

**REPRESENTATIONS:**

Sport England

No objection to the proposed development providing that conditions to control quality of playing field provided and accessibility to facilities.

**POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments

L\_7\_Protection of recreational and amenity land

EN\_12\_Conflicts between new development and flood risk / water resources

**COMMENTS:**

The main issues to consider in assessing this application are:

The principle of the development.

Impact upon existing sports pitch.

Impact upon residential amenity.

Impact upon existing watercourse and floodrisk

Principle of Development

The proposed re-grading works require planning consent as they are considered to be an engineering operation. The proposed re-grading is to take place on an area of exiting sports pitch on an existing school site and so is considered to be acceptable in principle being in accord with policies L7 and B2 of the adopted UDP.

Impact Upon Existing Sports Pitch

The proposal involves the removal of the gravel (redgra) playing surface which no longer meets modern day sporting standards. As such it is considered that the proposal has benefits to sport, as it will result in the restoration of a grass playing field.

It is not considered that the proposed re-grading will have any detrimental impact upon the existing school facilities as only a small proportion of the overall playing field will be affected by the proposed development in accordance with Policy L7 of the adopted Unitary Development Plan,

## Impact upon Residential Amenity

The proposed areas for re-grading are located at least 60 metres from the nearest neighbouring residential property. It is therefore considered very unlikely that the proposed development will have any detrimental impact upon residential amenity. Consequently, it is considered that the proposal complies with the requirements of policy B2 of the adopted UDP, which requires development to respect the best qualities of the locality.

## Impact upon existing watercourse / floodrisk

When assessing proposals for playing fields it is important to consider the impact that surface water run-off might have on the surrounding locality in order to ensure compliance with policy EN12 and advice in PPG25. Northumbrian Water have been consulted regarding the proposed re-grading of the sports pitches and their response is awaited.

## Conclusion

It is considered that the proposed re-grading of the sports pitch at Hylton Red House School is acceptable in principle. However, a response is awaited from Northumbrian Water. The period for the receipt of representations does not expire until 9th July, after the meeting. It is therefore requested that if Members are so minded the application be delegated to the Director of Development and Regeneration who is minded to approve the application subject to receipt of a satisfactory consultation response and subject to conditions as set out below and any additional ones deemed necessary following Northumbrian Water's response.

## **RECOMMENDATION: DELEGATE to Dir. of Dev and Regeneration**

### **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 Prior to commencement of the development hereby permitted:
  - (i) A detailed assessment of ground conditions of the land proposed for the new playing field shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - (ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after

consultation with Sport England. The approved scheme shall be complied with in full prior to commencement of the remainder of the development hereby approved.

Reason: to ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy L7 of the adopted Unitary Development Plan.

- 3 Prior to the commencement of the development hereby approved, details of the phasing of development, including:
  - (i) any proposed temporary roadways/routes on the application site, that will be used by vehicles depositing spoil/waste in the construction of the new playing field; and
  - (ii) details of any construction compound; and
  - (iii) the restoration of these roadways/routes/construction compound, if they are on playing field; and,
  - (iv) the provision of the new playing field area,shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England . The development shall be carried out in accordance with the approved details, in order to ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of the playing field and ensures that the new playing field is delivered and to accord with policy L7 of the adopted Unitary Development Plan.
- 4 The re-grading 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 unless first agreed in writing with the Local Planning Authority in order to protect the amenities of the area and to comply with policy B2 of the UDP.
- 5 No deliveries or removals required in connection with the re-grading/development hereby approved shall take place within the 30 minutes prior to school day start time or within the 30 minutes following school day end time, during term time, unless first agreed in writing with the Local Planning Authority, in the interest of highway safety and to comply with the requirements of policy T14 of the adopted UDP.

