

## **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 2015.

## **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 Commercial Development Directorate at the Customer Service Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

Alison Fellows

Executive Director of Commercial Development

1.

Washington

Reference No.: 16/00780/FUL Full Application

Proposal: **Change of use from warehouse to trampoline park to include new entrance to North elevation.**

Location: 20-22 Brindley Road Hertburn Washington NE37 2SF

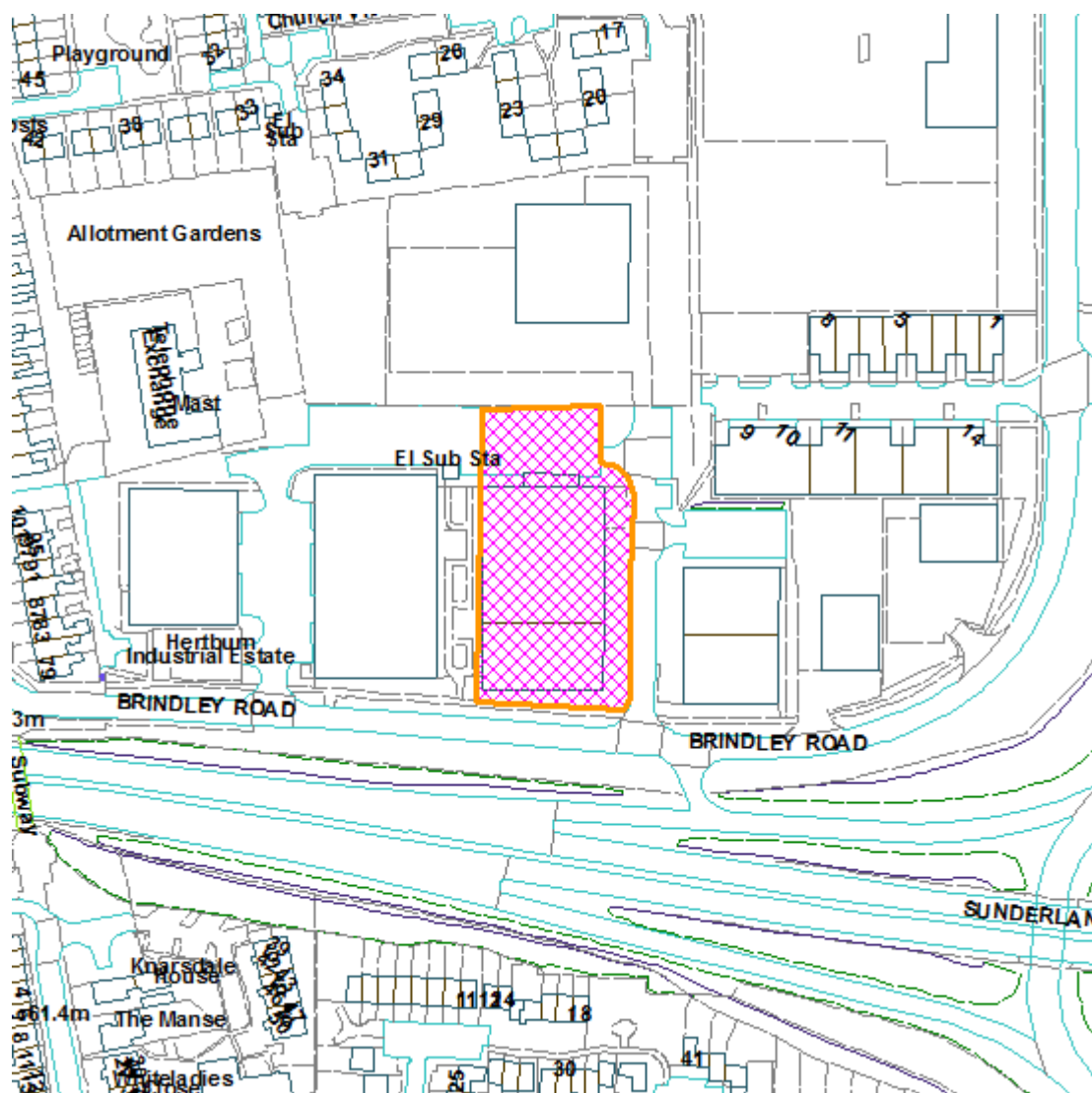
Ward: Washington North

Applicant: JUMP 360

Date Valid: 6 May 2016

Target Date: 1 July 2016

### Location Plan



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## **PROPOSAL:**

Planning permission is sought for a change of use from use class B8 (storage or distribution) to use class D2 (trampoline park) at 20-22 Brindley Road, Hertburn, Washington.

### **Site**

The proposal relates to a large industrial unit in Brindley Road, which form part of the wider Hertburn Industrial Estate. The unit has a floor area of 2,775 sq. metres and currently has its own on-site parking facilities (20 spaces). It is surrounded by a number of other industrial units and is accessed off Brindley Road to the south, which in turn exits onto the A195 and subsequently the A1231.

### **Proposal**

The application proposes to change the use of the unit from that of use class B8 to a trampoline park (which falls within use class D2 of the Town and Country Planning (Use Class Order) (1987) (as amended). The application has been submitted by Jump 360 (Funshack).

The use would involve an indoor trampoline park situated on the ground floor of the unit, which would take up 60% of the ground floor area. The centre would provide a range of individual customer sessions as well as events for groups, fitness classes and other activities for all ages. The use would allow the expansion of a well-established North East leisure operator and would provide 41 jobs for the local community. The operator also promoted healthy living and offers free sessions to schools, as well as helping to raise funds for charities.

The centre is intended to open between 10:00 and 21:00 Monday to Friday, 09:00 to 22:00 Saturday and 10:00 to 21:00 on Sunday.

The proposal would involve the creation of an additional 49 parking spaces on site, bringing the total number to 69.

A Planning Statement has been submitted with the application which provides marketing information for the unit, the nature of the sequential test that was carried out in respect of the proposed use and an assessment of the policy background relevant to the proposal.

The sequential test assessment is to identify alternative sites that have previously been considered and discounted by the applicant and why the subject site is the only suitable premises for the operator's needs.

## **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

## **CONSULTEES:**

Network Management  
Washington North - Ward Councillor Consultation

Environmental Health  
Business Investment  
Southern Area Command - Police

Final Date for Receipt of Representations: **29.06.2016**

## **REPRESENTATIONS:**

Six letters have been received in response to the public consultation exercise undertaken in respect of the application, which involved letter notifications to neighbouring properties, the display of a site notice and a press notice published in the Sunderland Echo newspaper.

In summary, the writers object to the proposal for the following reasons:

1. Given the number of car spaces to be provided compared with the estimated number of visitors and staff at peak times it would appear that there is insufficient car parking available on site and cars would be forced to park on the highway. This would greatly increase traffic congestion and the risk of accidents. The amount of landscaping available on the estate would also be reduced in order to create the additional car spaces proposed.
2. The premises should remain for industrial/manufacturing use. The jobs created for industrial purposes would be more beneficial to the area than those related to a trampoline park. The introduction of the facility will be detrimental to both the area and the people who occupy / transit through the same. There is a need to provide manufacturing facilities in the region for the benefit of future generations.
3. There is a trampoline park not far from the site (Castletown) and there is no need for another in the same area.
4. The use could cause unruly behaviour due to the increase in children/young adults in the area at night.
5. The use will cause an increase in traffic into the area, especially at school holiday times.
6. An objection has been received on behalf of Gravity Force as follows: 'As I'm sure you are already aware, we have an existing Trampoline Park approximately 3 miles from the application site in Sunrise Enterprise Park and we question the need for another indoor trampoline park so nearby and whether the area has capacity for both. I understand that competition is not a planning matter, however, we wonder what the impact on the town centre would be and on other leisure uses within Sunderland would be with two large trampoline parks in such close proximity.'

The industrial area is protected within the adopted planning policy for business uses. We understand that the site has only just become vacant but there is no information within the submission documents about how long the property has been on the market for and no information regarding the viability of the site to be retained in its existing use.

Policy DM3.2 of the Council's draft Core Strategy and Development Management Policies document states "any change of use within protected employment area should demonstrate to the City Council's satisfaction that a site is no longer viable or capable of accommodating economic development uses (e.g. due to its location or for reasons of development viability); that

the site has been unused for employment uses for at least a year, despite having been properly marketed on reasonable terms in accordance with DM3.3; f. The current employment use (if one remains) is moving to an alternative accessible and otherwise suitable site within the city; g. The site is of an insufficient quality and/or fitness to accommodate existing types

Having carried out an extensive sequential analysis to find the site that we now occupy and having found no suitable alternative sites either within the town centres, nor alternative existing retail or leisure sites, we found an old industrial unit which had been vacant since November 2010, and following some marketing during the subsequent period, had been once again actively marketed for over 6 months before we came on board and our application was lodged. It seems to me that the applicant in this instance has not adequately justified the loss of this business use with no substantive information on the viability of the existing protected use, with nothing to show how long the site has been vacant, nor has the submission adequately assessed the potential impact on the centre.'

#### Consultees

Network Management - no objections.

Environmental Health - no comments received.

Police Authority - no comments received.

#### **POLICIES:**

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

EC\_4\_Retention and improvement of existing business and industrial land

WA\_1\_Retention and improvement of established industrial / business area

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

T\_22\_Parking standards in new developments

#### **COMMENTS:**

Issues to consider

The National Planning Policy Framework (NPPF) provides the current Government planning policy guidance and development plans must be produced, and planning applications determined, with regard to it. The NPPF sets out a series of 12 'core planning principles' which underpin plan-making and decision-taking and are considered to contribute to the over-arching aim of delivering sustainable development.

Particularly relevant in this case is the principle that the planning system should always seek to proactively drive and support sustainable economic development, with every effort made to objectively identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth, taking into account market signals. The planning system should also encourage the effective use of land by re-using land that has been previously developed. More specific guidance of the NPPF is referred to, where relevant, throughout this report.

In addition to the above paragraph 22 of the NPPF states that:

"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."

The relevant guidance of the NPPF detailed above feeds into policies EC4, WA1, T14 and T22 of the City Council's adopted Unitary Development Plan (1998), which are consequently considered to be pertinent to the determination of this application.

Reference is also made in this section of the report to policies within the Council's emerging Core Strategy and Development Management Policies Development Plan Document (DPD). This document is currently at the Draft Revised Preferred Options stage and is not anticipated to be formally adopted by the Council until 2017. As such, the policies referred to can only be given limited weight in the determination of the planning application, but they do provide an indication of how the Council's approach to considering this type of planning application is likely to take shape in the next 2-3 years.

With regard to the above, it is considered that the main issues to consider in the determination of this application are as follows:

1. The land use allocation of the proposal site;
2. The principle of the proposed change of use and appropriateness of town centre use in an out-of-centre location
3. The impact of the proposed use on the existing employment area;
4. The impact of the proposed development on highway and pedestrian safety;

#### 1. Land use allocation of the proposal site

The host unit is located within an area allocated for industrial uses on the proposals map of the City Council's adopted Unitary Development Plan (1998) and as such is subject to policies EC4 and WA1. These policies stipulate that Hertburn Industrial Estate will be retained and improved for primary industrial uses including B1 (offices and businesses), B2 (industry) and B8 (storage and distribution).

Policy EC4, whilst seeking to retain existing industrial land, identifies some "possible ancillary uses" that may be permitted on industrial sites where they are required to meet the needs of each site. The list of "possible ancillary uses" includes assembly and leisure (D2) uses that the proposed indoor trampoline park fall within. However in this particular instance, it would appear that the proposed indoor trampoline park would not act as an ancillary facility to the employment area, given the size of the building subject to this proposal.

The Council's UDP was adopted some time ago, but the area in which the subject property stands is continued to be identified as an established 'Primary Employment Area' by the aforementioned emerging Core Strategy and Development Management Policies Development Plan Document (DPD). This designation is based upon the most up-to-date employment land assessments available to the Council. City-wide policy CS3.3 of the draft Core Strategy states that primary employment areas will be maintained through the improvement, development and intensification of land and premises for economic development (i.e. B1, B2 and B8 use classes) purposes.

The above view has been reinforced through an update of the Council's Employment Land Review which was updated in March 2016. This concludes that the industrial market is strong within Sunderland, underpinned, in part, by Washington, which is viewed as a key industrial location within the Tyne & Wear context. It is estimated that more land will be required in the Washington area, which has traditionally been the focus of demand in Sunderland. This is over and above any land that might come forward as part of the emerging IAMP proposals. Presently, the Review identifies that some of the City's local market areas suffer from significant shortfalls of land, whilst others have too much relative to the scale of demand. Land is particularly tight in Washington whilst the majority of demand over the period to 2033 is expected to be observed there. The current supply of employment land in Washington is insufficient to meet estimated demand in the area, and as much as 31 ha of additional land could be required.

## 2. Principle of the proposed change of use and appropriateness of town centre use in out-of-centre location

The proposed use of the premises for a use falling within use class D2 of the Order does not accord with the list of land and property uses considered to be most appropriate within this employment area set out by policies EC4 and WA1 of the UDP and policy CS3.3 of the draft Core Strategy, and it is also considered that the proposed trampoline park could not act as an ancillary facility which supports the services provided by the employment area given the particular nature of the use.

Nonetheless, consideration must still be given to the merits of the proposed change of use, especially where it can be demonstrated that the subject units are proving to be unviable or difficult to let for the allocated use. Paragraph 22 of the NPPF stipulates that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose' and 'where there is no reasonable prospect of a site being used for the allocated use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities'.

Notwithstanding the above, the proposal involves the change of use of the premises to a main town centre use, as identified by Annex 2 (the Glossary) to the NPPF. Section 2 of the NPPF seeks to ensure the long-term vitality of town centres (a term which also encompasses city centres, town centres, district centres and local centres); to this end, paragraph 24 of the NPPF states that LPAs should apply a sequential test to planning applications for main town centre uses that are not in an existing centre to determine if any suitable sites are available. Of greatest preference are "in centre" sites, followed by "edge of centre" sites and only where no suitable sites are identified should consideration be given to an "out of centre" location. Paragraph 26, meanwhile, states that when assessing applications for leisure development outside of town centres, LPAs should require an impact assessment if the development is over a proportionate, locally set floor space threshold - if a local threshold has not been set, the NPPF recommends a threshold of 2500 sq. metres. Paragraph 26 goes on to set out the matters the assessment should consider.

As the subject property has a floor space of 2,775 sq. m it falls above the NPPF's threshold and it is consequently considered that an assessment of the impact of the use on nearby town centres is required in this instance. Therefore in accordance with paragraph 26 there is considered that the proposed change of use will have a detrimental impact on the vitality and viability of existing town and local retail centres.

Notwithstanding the above the key thread running through the NPPF is the presumption in favour of sustainable development. One of the primary benefits of town centre uses is the fact that they are easily accessible to users due to the convenience of their location. In contrast to town centre uses the host site is not well served by public transport and the industrialised location would discourage users from walking to the dance studios. As the use would be almost solely reliant on car borne custom it is not considered that the location could be considered to be sustainable within this context.

The sequential test information provided by the applicant suggests that no interest has been shown in the use of the unit for industrial purposes. For that reason there would appear to be no demand for the originally designated use and the proposed leisure use, would bring back into use a currently vacant unit and provide employment for the wider area. With reference to the current viability/condition of the estate further qualification has been sought and received from the Council's Business Investment Team who has confirmed that they wish to object to the proposed change of use on the grounds of loss of industrial floor space. In particular, it is recognised that the city is facing a critical shortage of large industrial units, at a time when demand is at unprecedented levels. In the 25,000-50,000 sq. range, there are currently just two other vacant industrial units in the city.

Firstly, Unit F Colima Avenue, Sunderland Enterprise Park, is a 27,421 sq. warehouse that has recently come onto the market and has already attracted significant interest from expanding businesses.

Secondly, Unit 1 Spire Road, Glover Industrial Estate, is a 33,855 sq. production / warehouse unit that has been subject to a long-standing rolling temp let to a major automotive company, and has only recently become vacant.

The application property has been on the market for around twelve months, but the team is aware of a serious interest from an industrial occupier looking to purchase.

It is an older property, but there is ample recent evidence of similar units being occupied by companies in the city (such as at Stephenson Industrial Estate, where 24,152 sq. and 31,657 sq. industrial premises in need of refurbishment were both let to companies from outside the area at the end of 2015; and on Hertburn Industrial Estate itself, where an older 43,000 sq. unit was let to an expanding local company in 2014).

The application property is on a well-located site, close to major manufacturing companies. Occupancy levels on Hertburn Industrial Estate are high (Hansteen currently has two 2,800 sq. workshops available at Bridgewater Road, Hertburn, but otherwise there is full occupancy).

The applicant has responded to the objections raised above as follows:

'The current proposals relate to the change of use of land and buildings to an indoor trampoline park at Hertburn Industrial Estate and reflect a resurgence in the large-scale indoor entertainment sector (Use Class D2) in recent years, with a range of operators entering the UK market offering activities such as indoor children's play, adventure golf, laser combat, as well as trampolining.

The proposed indoor trampoline park will be operated by Funshack who are a successful North East based leisure operator with two children's play centres at Seaham Grange Industrial Estate and the Portrack Interchange Business Park, Stockton-On-Tees, which are two of the largest such facilities within the North East. Funshack have recently diversified their business model with the opening of their first indoor trampoline park (Jump 360) at Portrack Lane, Stockton-On-Tees in December 2015. The company are seeking to expand further over the course of the next 12-24



months with the opening of additional trampoline parks, with a unit in Washington identified as a key priority.

However, large-scale D2 operators tend to be rent sensitive and, due to the nature of the activities, require large-scale buildings in the region of 20,000 - 35,000 sq. with sufficient internal eaves height and, to this end, the submitted Planning Statement identifies the following key requirements that a building must fulfil to meet the requirements of the proposed indoor trampoline park:

- Minimum floor space of 20,000 - 35,000 sq. with a clear internal floor plan of approximately 17,500 sq. to accommodate the trampoline arena;
- Minimum eaves height of 6m for the trampoline arena;
- Capability to accommodate reception, briefing room, customer café, toilets, locker rooms and seating area;
- Suitable access for all users, including disabled users.

In light of these requirements, opportunities to accommodate such uses within existing centres are limited and the only suitable premises tend to be large-scale industrial and warehouse units on established industrial estates and it is noted that trampoline parks that have opened or been approved in the North East in the last 18 months have predominantly been located on established industrial estates, including Gravity Force on Sunrise Enterprise Park, Sunderland. There is currently no indoor trampoline park provision within Washington and, as a result, residents are required to travel to venues in Sunderland and Durham to access such facilities, which is entirely contrary to NPPF objectives of promoting sustainable patterns of travel by reducing the distance local residents have to travel to access leisure facilities and also ensures that locally generated leisure expenditure is being lost from the town.

In light of the above, it is evident that a flexible approach needs to be adopted in the application of protective employment policies to ensure that large-scale leisure facilities, which deliver significant social, economic and environmental benefits, can be delivered in individual towns, as acknowledged by the NPPF which states 'policies should be flexible enough to accommodate needs not anticipated in the plan to allow a rapid response to changes in economic circumstances' (Paragraph 21).

The application site forms part of an allocated Existing Economic Development Area within the adopted Sunderland UDP and Policy EC4 confirms that such areas will primarily be retained and improved for B1 / B2 / B8 uses. It is noted that the Sunderland Employment Land Review (March 2016) recognises that Washington is a strong industrial location due to the town's excellent accessibility to the strategic road network and it is anticipated that the majority of demand over the period to 2033 will be observed in Washington. The ELR estimates that the need for employment land in Washington could be in the order of 65ha to 78ha and it is suggested that the current supply of employment land in Washington is insufficient to meet estimated demand in the area. It should however be noted that the current application proposals relate to the change of use of an existing warehouse / industrial unit and do not therefore involve the loss of any land identified to accommodate additional employment floor space to meet future requirements. Furthermore, Table 5.12 of the ELR identifies that Washington accommodates 29.8% of industrial premises across the Sunderland administrative area and 41.8% of floor space. There is currently 976,727 sq. of industrial floor space in Washington and the application premises (2,847 sq.) represent just 0.29% of the total industrial floor space in the town. The change of use of the application premises to an indoor trampoline park will therefore evidently have an inconsequential impact upon the supply of industrial floor space in Washington.

It is therefore evident that there are a number of industrial premises available across Washington and, even accounting for the proposed loss of the application premises to a D2 leisure use, there will still be a ready supply of available floor space to meet operator requirements in the short to medium term.

In addition, Paragraph 22 of the NPPF advises that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits.' Despite the strength of Washington as an industrial location due to the town's accessibility to the strategic highway network, as highlighted in the ELR, the application premises have stood vacant since April 2015 and have been extensively marketed by Sanderson Weatherall during the intervening period using various channels, as detailed within the submitted Planning Statement. However, despite the marketing that has been undertaken, there has been little firm, credible interest in the unit with the exception of the offer made by the applicant and, on this basis, it is considered that the prospects of securing an alternative industrial tenant for the unit are slim and, unless an alternative use can be found such as that proposed, there is a strong likelihood that the unit will stand vacant for an extended period of time making no positive contribution to the economic performance of Washington. The loss of the unit to a D2 leisure use would therefore be entirely justified in view of the guidance contained at Paragraph 22 of the NPPF.

In summary, the proposals involve the active economic re-use of a long term vacant property for which there is limited prospect of securing an alternative industrial tenant on the basis of the marketing exercise that has been undertaken since April 2015. The application premises extend to 2,847 sq. and represent a negligible proportion of the total stock of industrial floor space within Washington and across Sunderland as a whole and, accordingly, the application proposals could not reasonably be seen to materially undermine the LPA's long term objectives in relation to the supply of employment land and premises. We remain of the opinion that the application proposals constitute a sustainable form of economic development and the LPA would be entirely justified in supporting the proposed development through the grant of planning permission, particularly when the clear and substantial material benefits arising from the proposals are given due consideration:

- Active, economic re-use of a longstanding vacant property;
- Creation of approximately 32 jobs for local people;
- The proposed development will support the continued expansion of an established North East leisure operator and represents substantial investment in Washington by the applicant;
- The proposals will significantly enhance the leisure offer of Washington leading to a greater proportion of locally generated leisure expenditure within the town, as residents will no longer have to travel elsewhere to access such facilities;
- Contribution towards more sustainable patterns of travel by reducing the need for residents to travel to existing indoor trampoline parks in Durham and Sunderland.
- Provision of a high quality recreational and fitness use that will contribute to improved health and well-being.'

The Business Investment team has responded to the applicant's response as follows:

'The 'Gravity Force' facility at Sunrise Enterprise Park was approved despite an objection from the Business Investment Team, because the ELR was not then available to provide a basis for refusal. This is no longer the case.

The listed CoStar information on availability of premises in Washington is out-of-date. For example, it includes a 42,712 sq. unit on Bentall Business Park which was in fact let to Signal

Plastics in October 2015 (see the attached schedule covering the city in its entirety, with the available Washington properties identifiable by the 'area' column).

The remaining available units in Washington are almost all smaller properties, where a certain vacancy rate due to churn is inevitable.

The shortage of large premises is particularly significant within the context of demand from manufacturing and distribution companies, such as those engaged in the rapidly growing automotive. The note states that there has been no other interest in the unit. It is understood that at least one company has been actively pursuing the unit, despite its current condition.

### 3. Impact of proposed use on remaining employment area

Policy EC4 states that non-compliant uses will be considered on their own individual merit whilst draft policy DM3.1 of the emerging Core Strategy requires consideration to be given to the effect the introduction of a land use which is not usually appropriate within an employment site may have upon the established character and function of the primary employment area (PEA). In addition, the draft policy also seeks to ensure that the use would not prejudice the day-to-day operation of the PEA through traffic generation or pedestrian movement nor should the use it in its own right or in conjunction with other similar uses dilute the industrial nature of the PEA.

The loss of one unit to a non-industrial use on the heartburn industrial estate, in itself, would not appear to dilute the predominant industrial use of the PEA, however, it is a large unit for which there is a recognised demand, and its loss to a D2 use may set an undesirable precedent for the loss of others in the future, which cumulatively would undermine the stays of the PEA.

In this case, it is considered that the proposed coming and goings associated with the use would not have the potential to prejudice the day-to-day operation of the PEA given that there is sufficient car parking on site to accommodate the use, even at peak times.

With regard to the above reasoning there is deemed to be conflict with the provisions of EC4 and policy DM3.1 of the emerging Core Strategy.

### 4. Impact of proposed development on highway and pedestrian safety

Policy T14 of the UDP states that new development proposals must not result in conditions which are prejudicial to highway and pedestrian safety, whilst policy T22 requires new development to be afforded an appropriate level of dedicated car parking.

Network Management have commented that the submitted Transport Statement specifies that there are 65 car spaces and 4 motorcycle spaces proposed for the development. Concerns relate to whether this would be sufficient during cross over periods for visitors coming and going from set session times. However, having looked into more evidence of these developments elsewhere in the region the proposed increase in level of parking is considered to be appropriate to meet with the expected number of vehicle trips and staff and customers on site at any one time. As a result network management are satisfied with the level of parking provision based on the information submitted by the applicant. As a result of the above it is considered that the proposal would not result in pressure for on street parking that would be detrimental to other road users or the functioning of the industrial estate. The proposal is therefore considered to be acceptable and compliant with policies T14 and T22 of the UDP.

## UPDATE

At the last meeting members requested further information be provided regarding the nature of the interest shown in the unit during its marketing phase and this has been provided below by the prospective purchaser who owns a Structural and General Steel Fabricators business:

'Within their statement they have advised that there has been no interest from parties with engineering background, this is untrue.

I first viewed 20-22 Brindley Road with Richard Scott (Sanderson Weatherall) in January 2016, there was a lot of work to do to upgrade the premises and I advised that the cost was too expensive. The asking price was reduced within weeks and I made an offer on 10th February 2016 of £575,000.00.

There were various conversations and emails following my offer, the owner wanted £600,000.00 including the additional land at the rear which is owned by someone else, so I increased my offer to £587,500.00 on 9th March 2016.

Some two weeks later I was advised that I needed to match £625,000.00 offered from another party (the company that is applying for the Trampoline Park Permission).

After a few weeks deliberation of costs etc, I advised that I would match their offer. My offer was declined and I was told on 13th April 2016 that I needed to increase the offer to in excess of £675,000.00 with various additional monetary terms paid up front and non-refundable, I declined.

We currently lease two premises on the Philadelphia Complex, Houghton-le-Spring, the Complex has received planning permission for housing and is due to be demolished later this year. There are no units of this size in the area for sale, and fit for use as engineering manufacturing buildings.

After securing grant funding from the 'Let's Grow' scheme and support from our Bank, we have been looking to expand for over a year and are currently looking at premises in Peterlee, which is a last resort as we will lose some 4 of our employees who live in Low Fell and Whitburn areas.

Our company has an annual turnover of approximately £1.5 Million, employees 20 people direct and spends between £600,000.00-£750,000.00 with local sub-contractors and suppliers.

Re-locating to new premises in this area will increase our turnover, create 15 jobs immediately, create another 30 jobs (minimum) within 3 years and increase our sub-contract spending to circa £2 Million.

If we do not acquire premises to expand in this area, and we are unsuccessful acquiring premises out of the area, we will have no other choice but to either reduce the size of our business and shed 10 jobs, or more severely cease trading.

Attached is a forecasted schedule for the number of job's that will be secured and created if we move into a premises of this size. It also shows the annual spend with local companies, thus securing and creating further jobs for other companies.

This forecast also shows the amount of jobs that will be reduced/lost if we don't secure new premises.'

RO-BAL STEEL FABRICATION LIMITED - JOB FORECAST FOR RELOCATION TO NEW PREMISES						
<b>Table 1. Number of jobs on site at date of application:</b>	<b>Fulltime</b>	<b>Part Time</b>				
Permanent	12					
Temporary	8					
Agency						
	20					
Full-time job (FT) = 30 hours or more per week						
Part-time job (PT) = 15 hours or more per week						
<b>Table 2. Number of jobs on site at 31 December 2016</b>	<b>2016</b>		<b>2017</b>		<b>2018</b>	
<b>With project</b>	<b>Fulltime</b>	<b>Parttime</b>	<b>Full time</b>	<b>Part time</b>	<b>Full time</b>	<b>Part time</b>
Permanent	26	0	36	6	46	6
Temporary						
Agency						
	26	0	36	6	46	6
	The above figures must be cumulative					
<b>Table 3. Without project</b>						
Permanent	12	0	8	0	8	0
Temporary						
Agency						
	12	0	8	0	8	0
	The above figures must be cumulative					
<b>Table 4. Net effect of project</b>						
Permanent	14	0	28	6	38	6
Temporary						
Agency						
	14	0	28	6	38	6
<b>Table 5. Spend on Local Suppliers without project</b>	<b>2016</b>		<b>2017</b>		<b>2018</b>	
Without project	£450,000.00		£300,000.00		£300,000.00	
<b>Table 6. Spend on Local Suppliers with project</b>						
With project	£650,000.00		£1,400,000.00		£2,000,000.00	

The applicant's have also provided some additional information in regard to this issue as follows:

'Information supplied by Sanderson Weatherall

SW instructed May 2015 offers in the region of £800,000

Particulars posted on all recognised selling sites - CoStar, Perfect Information Property, Zoopla and Rightmove

Electronically posted also

Price reduced in January 2016 to £650,000 to reflect properties condition

Property needs reroofing at a cost of £144,000 and electricity supply requires upgrading

General building condition put off potential purchasers

Three offers received, one at £500,000, one at £600,000 by Ro Bal, one by applicant at £625,000 subject to planning

Ro Bal was subject to clause which effectively reduced the offer to £575,000

Offer not acceptable to owner

We understand Ro Bal have found alternative accommodation'.

In response to the last point raised by the applicant RO-BAL have confirmed that they have NOT yet found alternative accommodation due to the lack of available premises in this area.

## Conclusion

The proposed use of the unit as a trampoline park (use class D2) is not consistent with the list of appropriate land uses as identified for Hertburn industrial Park by policies EC4 and WA1 of the adopted UDP and draft policies CS3.3 and DM3.1 of the Council's emerging Core Strategy and Development Management Policies Development Plan Document (DPD). There is no evidence that the host unit and neighbouring units are proving difficult to let. As such, and having had regard to the advice of paragraph 22 of the NPPF, it is suggested that it is inappropriate to consider the merits of an alternative use of the premises in this instance.

In line with the requirements of paragraph 24 of the NPPF it is considered that the applicant has considered and satisfactorily assessed the availability and suitability of other premises and sites within more sequentially preferable locations but on the basis of the floor area to be created, it is considered that the proposed change of use will have a detrimental impact on the vitality and viability of existing town and local retail centres. There is a recognised shortfall of industrial units, particularly of the size of the host unit, as identified in the Final Report of the Sunderland Employment Land Review, March 2015. There are no material considerations put forward by the applicants in this instance to override the need to retain and increase industrial floor space in Washington.

The proposal would not be located within a sustainable location and would be heavily dependent of car-borne visits although it is recognised that the host unit does provide adequate parking in this instance. It is considered that the projected traffic generation would not have demonstrable impact on the character/function and operation of the PEA by way of conflict with existing and future industrial uses.

In assessing the proposal on its own individual merits and in weighing up all material planning considerations as outlined above, it is on balance considered that the change of use is unacceptable in this instance. Whilst the benefits of bringing the vacant units back into a non-industrial use are accepted, there is evidence to suggest that the unit is also in demand for other industrial users and the loss of the premises to a leisure use would therefore negatively impact of the use on the character and function of the estate.

The application is therefore recommended for refusal.

## Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;

- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to'

(a)tackle prejudice, and

(b)promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

sector. Embedding this and other key sectors through developing the local supply chain to include second and third tier suppliers is key to the city's approach. As an example, the aforementioned company, Signal Plastics, has grown rapidly since it joined the automotive supply chain. Further local success stories of this kind will be impossible if suitable premises are not available.

## **RECOMMENDATION: Refuse**

### **Reasons:**

- 1 The proposed use of the premises for a use falling within use class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) does not accord with the list of land and property uses considered to be most appropriate within this employment area set out by policies EC4 and WA1 of the UDP and policy CS3.3 of the draft Core Strategy. The loss of a large industrial unit in Washington, where there is a shortfall of industrial land as identified in the Sunderland Employment Land review Final Report, March 2016, would undermine and adversely affect the functioning and character of Hertburn Industrial Estate and the city's economic development needs.



**Reference No.:** 16/00939/FU4 Full Application (Reg 4)

**Proposal:** Refurbishment of building and external alterations to include replacement of wall cladding, windows and doors, fascias and rain watergoods and external lighting.

**Location:** Barnwell Primary School Whitefield Crescent Houghton-le-Spring DH4 7RT

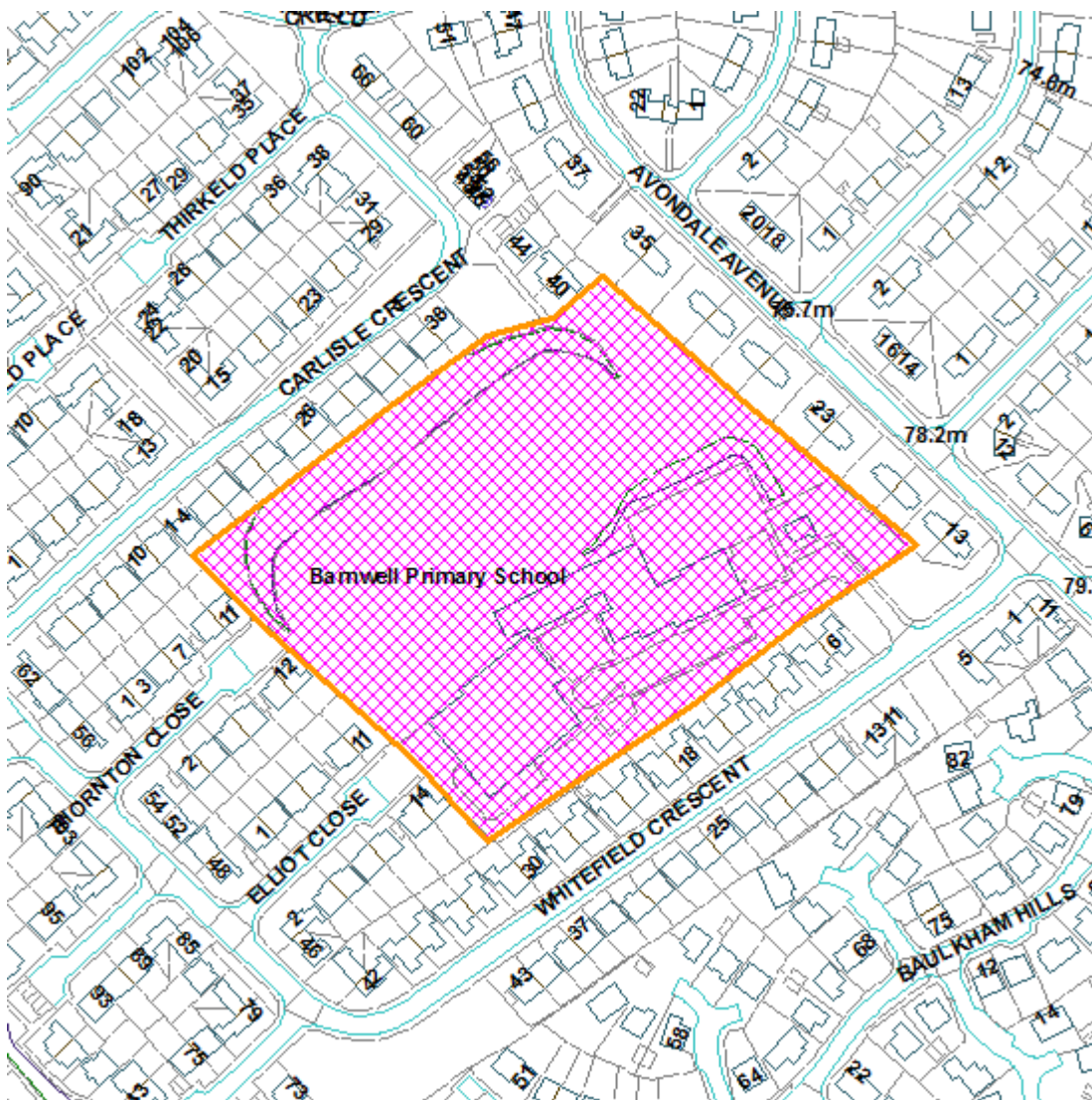
**Ward:** Shiney Row

**Applicant:** Barnwell Academy

**Date Valid:** 27 May 2016

**Target Date:** 22 July 2016

### Location Plan



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### PROPOSAL:

The application site is Barnwell Academy, a primary school within the Whitefield estate, Penshaw. The site is a roughly rectangular site, surrounded by residential properties on all sides, and accessed from Whitefield Crescent. The school buildings sit to the front of the site behind the residential properties of Whitefield Crescent, along with car parking and school yard areas, whilst there are large playing fields to the rear of the site. The older school buildings comprise mostly single storey, flat roofed premises that have been added to over the years. A more contemporary, nursery and sports building has been constructed to the southern corner of the site within approximately the last 10 years.

The application relates to external alterations to the older, main school building to remove the failing timber cladding, hung tiles and asbestos from the structure. A new cladding system will be installed comprising a mixture of render and insulated panels. The type of cladding system to be used is yet to be confirmed but is likely to be of a grey colour with stone coloured render. The proposal includes the replacement of all windows and doors with powder coated aluminium double glazed units. Rainwater goods will be replaced with black uPVC fittings.

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

Neighbour Notifications

#### **CONSULTEES:**

Shiney Row - Ward Councillors Consultation

Final Date for Receipt of Representations: **02.08.2016**

#### **REPRESENTATIONS:**

Public consultation - no representations have been received.

#### **POLICIES:**

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

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood  
B\_2\_Scale, massing layout and setting of new developments

#### **COMMENTS:**

The main issues to consider in the assessment of this application are the:

- Principle of development
- Design and external appearance

#### **Principle of 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 relates to alterations to the existing school building, it is considered that the proposal accords with the above policy and is therefore considered to be acceptable in principle.

## Design and External Appearance

Policy B2 of the UDP relates to new development, redevelopment and alterations to existing buildings and states in part that 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.

The school buildings are not easily visible from the public viewpoint being screened by the surrounding residential properties. The buildings do however have a rather tired appearance and would benefit from a scheme that would introduce an element of cohesion that would also reflect the more contemporary building. It is considered that the cladding and render system would be an appropriate treatment, in keeping with the character of the host buildings that would provide the uplift required to improve the visual appearance of the school. If Members find the proposal acceptable, it is considered appropriate to attach a condition to the approval that requires the submission of materials/details of the cladding system and colour scheme.

Given the above, it is considered that the design and appearance of the alterations are acceptable and the proposed development complies with the requirements of Policy B2 of the adopted UDP.

## CONCLUSION

For the reasons given in this report it is considered that the principle of development is acceptable and the proposal is of an appropriate design and appearance without resulting in any adverse impact to visual amenity. As such the proposal is considered to comply with policies B2 and EN10 of the UDP.

Accordingly it is recommended that Members grant consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the conditions below.

## Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to'

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

**RECOMMENDATION: Grant consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the conditions below.**

### **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:

- existing elevations A-D drawing number 001 received 26/5/16,
- existing elevations E-H drawing number 002 received 26/5/16,
- existing elevations I-K drawing number 003 received 26/5/16,
- proposed elevations A-D drawing number 004 received 26/5/16,
- proposed elevations E-H drawing number 005 received 26/5/16,
- proposed elevations I-K drawing number 006 received 26/5/16,
- existing full elevations drawing number 007 received 26/5/16,

- proposed full elevations drawing number 008 received 26/5/16,
- existing site and location plans drawing number 009 received 26/5/16,
- proposed site and location plans drawing number 010 received 26/5/16,

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.

**Reference No.:** 16/01170/FU4 Full Application (Reg 4)

**Proposal:** Erection of rear extension to existing community centre, new roof to part of building and elevation alterations to include new windows to front and side.

**Location:** Biddick Community Centre 33 Biddick Village Centre Washington NE38 7NP

**Ward:** Washington Central

**Applicant:** Age Uk Ltd

**Date Valid:** 1 July 2016

**Target Date:** 26 August 2016

### Location Plan



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## **PROPOSAL:**

Planning permission is sought for the erection of a rear extension to the existing community centre, new roof to part of building and elevation alterations to include new windows to front and side at Biddick Community Centre, Biddick Village Centre, Washington.

The proposed development affects a single-storey community centre building located within Biddick Village Centre in Washington. The subject building is detached and stands at the end of a row of commercial properties fronting the public car park serving the village centre. To its rear (west) is an area of landscaping whilst the north side of the building is flanked by the road running through the village centre (Easby Road/Titchfield). To the south is a general dealer's store, from which the host property is separated by a passageway.

The subject building is of a rather utilitarian design and appearance, with few window openings and constructed from dark brick. It also features an unusual roof arrangement, with the front roof slope separated from the rear roof slope by a section of much lower flat roof over the main entrance in the north elevation. At the rear is a large yard, which is enclosed by a tall wall on its north side (to the road) and a fence to its rear (west).

The building is currently used by Age UK Ltd, but is in the ownership of the City Council, on whom notice of this planning application has been served.

The application seeks planning permission for the erection of a single-storey rear extension, a new roof to part of the building and other elevation alterations.

The rear extension effectively fills the entire rear yard, giving it a footprint of 7.5 metres depth x 11.8 metres width. The extension will feature its own dual-pitched roof with a ridge height of 5.4 metres, only slightly lower than the roof of the main building. The proposed extension will provide two activity rooms and will feature windows in the elevations facing across the road and the open space at the rear of the property. It will be constructed from bricks and roof tiles to match the existing building.

The proposed roof alteration essentially seeks to bridge the existing gap between the front and rear roof slopes, creating a more traditional dual-pitched roof arrangement. The application also proposes to install a series of new windows to the front and side elevations of the building.

## **TYPE OF PUBLICITY:**

Site Notice Posted  
Neighbour Notifications

## **CONSULTEES:**

Network Management  
Washington Central - Ward Councillor Consultation

Final Date for Receipt of Representations: **29.07.2016**

## **REPRESENTATIONS:**

Public consultation - no representations received to date. The period for submission of representations does not, however, expire until 5th August 2016. Any representations received after the preparation of this report will be reported to Members ahead of the Committee meeting.

## **POLICIES:**

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

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood  
B\_2\_Scale, massing layout and setting of new developments  
CF\_11\_Ensuring adequate range and distribution of social, religious cultural buildings  
T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

## **COMMENTS:**

The National Planning Policy Framework (NPPF) provides the current Government planning policy guidance and development plans must be produced, and planning applications determined, with regard to it. The NPPF sets out a series of 12 'core planning principles' which should underpin plan-making and decision-taking and are considered to contribute to the over-arching aim of delivering sustainable development. Particularly relevant in this case are the principles that development should always seek to secure a high quality design and a good standard of amenity and take account of the different roles and character of different areas.

Section 8 of the NPPF, meanwhile, advises that Local Planning Authorities must plan positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environments.

These core principles of the NPPF feed into policies EN10, CF11, B2 and T14 of the Council's adopted Unitary Development Plan (1998), which are relevant to the consideration of this application.

With reference to the above national and local planning policy background, it is considered that the main issues to examine in the determination of this application are as follows:

1. the principle of the proposed development;
2. the impact of the development on visual and residential amenity;
3. the impact of the development on highway and pedestrian safety;

### **1. Principle of development**

The development site is not allocated for a specific land use on the proposals map of the adopted UDP and as such, policy EN10 therein is applicable. This advises that where there is no specific land use allocation, the existing pattern of land use is intended to remain; new development proposals must respect the prevailing land uses in the neighbourhood.

The proposed development will simply provide additional facilities at an established community centre/facility and does not introduce any new land uses to the site. As such, there is not considered to be any conflict with policy EN10's aims and objectives.



The proposed development is also considered to comply with the aims and objectives of policy CF11 of the UDP, which is broadly supportive of proposals which secure the provision of new social, religious and cultural buildings.

Given the above comments, it is considered that the proposed development does not give rise to any land use concerns and is compliant with the requirements of policies EN10 and CF11 of the UDP.

## 2. Impact of development on visual and residential amenity

Policy B2 of the UDP requires new development proposals to respect the amenity of existing residential properties and the visual amenity of the locality in which the site is situated.

As noted previously, the subject building is of a rather functional and utilitarian design and appearance. Nevertheless, it is of some prominence given its position at the end of the row and being flanked by a road to one side, the car park to the front and public open space to the rear. It is considered, however, that the proposed rear extension will relate satisfactorily to the existing building and will not cause any significant harm to the visual amenity of the area, especially as it will be built within a yard which is already enclosed by tall walls and fencing. The roof alterations are also considered to be acceptable from a visual amenity perspective, especially as the proposed roof arrangement is typical of other buildings around Biddick Village centre, whilst the insertion of windows will serve to enliven the existing blank elevations to the road and public car park.

In addition to the above, the position of the property at the end of the row and bordered by the car park, open space and road means that the nearest dwelling stands approximately 25 metres to the north-east, across Easby Road. Given this arrangement, it is considered that the proposed development will not give rise to any issues in relation to residential amenity.

With regard to the above, it is considered that the impact of the proposed development on visual and residential amenity is acceptable, in accordance with the requirements of policy B2 of the UDP.

## 3. Impact of development on highway and pedestrian safety

Policy T14 of the UDP states that new development proposals must not lead to conditions which are prejudicial to highway and pedestrian safety.

To this end, the City Council's Highways team has confirmed that the proposals raise no concerns in relation to highway and pedestrian safety. The development therefore accords with the requirements of UDP policy T14.

## CONCLUSION

For the reasons set out above, it is considered that the proposed development is acceptable in principle, whilst the development raises no significant concerns in relation to residential amenity and visual amenity. To this end, the proposed development is considered to comply with the requirements of the core principles and section 8 of the NPPF and policies EN10, CN11 and B2 of the UDP.

However, as noted above, the period for the receipt of representations from members of the public has not yet expired. Details of any representations received in response to public consultation, together with a recommended decision, will be provided to Members at the Committee meeting.

## EQUALITY ACT 2010 - 149 PUBLIC SECTOR EQUALITY DUTY

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act. As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to'

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act

**RECOMMENDATION: Minded to Grant Consent under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended), subject to the following conditions.**

**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 01.07.2016,  
the site plan/roof plan received 01.07.2016 (drawing no. A106S),  
the existing floor plan received 01.07.2016 (drawing no. A106),  
the existing elevations received 01.07.2016 (drawing no. A106C),  
the proposed floorplans received 01.07.2016 (drawing no. A106A),  
the proposed elevations received 01.07.2016 (drawing no. A106D)  
proposed sections received 01.07.2016 (drawing no. A106B).

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.