

Planning and Highways

4 March 2019

Late Sheet

ITEM 3 – Planning and Related Applications

PAGE NO(s).	APPLN. NO	SITE	DETAILS OF SPEAKERS AND ATTENDEES
15-35	18/00438/FUL	Land to the north of Mill Hill Road, Doxford Park, Sunderland	Speakers Cllr E Gibson Attendees Paul Nagel (Gentoo) Victoria Devine (Gentoo)
36-50	18/01600/FUL	Church View Medical Centre, Silksworth Road, Sunderland	Speakers Cllr P Tye Cllr Gibson Attendees John Waugh, Agent Kath Hope YMCA CEO Alex Scullion

18/00438/FUL – Land to the north of Mill Hill Road, Doxford Park, Sunderland

Further to the main report to Members:

The Lead Local Flood Authority (LLFA) has considered the recently submitted updated detail in respect of the maintenance of the proposed swale and permeable paving within the site, as well as the further detail requested in terms of the proposed drainage designs and source control measures. Following a review of the updated information the LLFA have now confirmed that the application can be recommended for full approval subject to their suggested conditions, as detailed below.

The Council's Ecologist has also confirmed there are no objections to the proposal subject to the recommendation and mitigations measures detailed in the submitted Habitat Regulations Assessment (HRA) and updated Bat Survey Report. These measures have already been reported to Members on pages 27 - 28 and 33 of the Agenda report. If Members are minded to approve the application, the delivery of these measures can be delivered by the Section 106 agreement and appropriately worded conditions, again as detailed below.

In addition to the above, at the time of writing the main report, a full set of recommended draft conditions had not been produced. This is now provided below. It should be noted that a condition relating to the priority junction with Oak Tree Drive

is not considered necessary in view of the required Section 38 Highways Agreement, while, in view of the 15m off-set distance between the proposed dwellings and the western boundary, a scheme of arboricultural works to the protected trees are also not considered necessary. Any requested works can subsequently be considered by an appropriate application as and when requested.

RECOMMENDATION:

Members be minded to Approve the application, subject to the successful completion of a legal agreement in respect of Affordable Housing, Education and Ecology matters and subject to the draft conditions listed below.

1. Development to commence within three years;

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. In accordance with the approved plans;

The development hereby granted permission shall be carried out in full accordance with the following approved plans:

- Location Plan, Drawing No. 100-11 Rev 4;
- Existing Site Sections, Drawing No. 100-12 Rev 3;
- House Type - Lime, Drawing No. 303-02 Rev 2;
- House Type – Ash, Drawing No. 302-01 Rev 4;
- House Type – Sycamore, Drawing No. 304-01 Rev 4;
- House Type – Elder, Drawing No. 303-01 Rev 5;
- House Type – Chestnut, Drawing No. 303-03 Rev 1;
- House Type – Mulberry, Drawing No. 305-01 Rev 3;
- House Type – Bywell, Drawing No. 304-02 Rev 5;
- House Type – Dilston, Drawing No. 304-03 Rev 4;
- House Type – Juniper, Drawing No. 304-04 Rev 5;
- Alternative Proposed Site Layout – Option 02, Drawing No. 150-10 Rev 10;
- Proposed Site Sections – Option 2, Drawing No. 100-25 Rev 2;
- Typical Garage Plans and Elevations, Drawing No. 310-00 Rev 1.

Reason:

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. Arboricultural Method Statement;

No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include all of the tree protection measures as well as the methods of construction for any works to be undertaken within the crown spread of any retained

trees on site and off site. Thereafter the development shall be constructed in complete accordance with the agreed details.

Reason:

In order to ensure that no damage is caused to trees during construction work and to comply with policies B6 and CN17 of the adopted Unitary Development Plan

4. Land contamination Phase 2;

No development shall commence until a Phase II: Site Investigation report which ascertains whether the land is contaminated has been submitted to and approved, in writing, by the Local Planning Authority. The Phase II report shall be based upon the findings of the approved Phase I report and any additional comments provided by the Local Planning Authority, shall be completed in accordance with a recognised code of practice for site investigations, such as BS 10175:2001 and shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - a. human health
 - b. property (existing or proposed) including building, crops, livestock, pets, woodland and service line pipes
 - c. adjoining land
 - d. groundwaters and surface waters
 - e. ecological systems
 - f. archaeological sites and ancient monuments
- iii) a site specific risk assessment and an appraisal of remedial options and proposal of the preferred options if a hazard or hazards are identified on the site from any form of contaminant.

Reason:

To ensure that risks from land contamination to future users of the land, neighbouring land, controlled waters and ecological systems are minimised 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.

5. Remediation Strategy

If any hazards are identified from any form of contaminant by any site investigation which require remediation, as determined by the Local Planning Authority, no development shall commence until a detailed Remediation Strategy and Verification Plan 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 has been submitted to and approved, in writing, by the Local Planning Authority. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and must ensure that the site will not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the residential use of the land.

Reason:

To ensure that risks from land contamination to future users of the land, neighbouring land, controlled waters and ecological systems are minimised 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.

6. Verification

If any hazards are identified from any form of contaminant by any site investigation which require remediation, as determined by the Local Planning Authority, the use shall not commence until the approved remediation works have been completed in accordance with the approved Remediation Strategy and a verification report that demonstrates the effectiveness of the remediation works and accords with the terms of the approved Verification Plan has been submitted to and approved, in writing, by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to future users of the land, neighbouring land, controlled waters and ecological systems are minimised 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.

7. Highways England condition 1;

Prior to first use or occupation of any part of the development, the improvements to the A19/A690 Doxford Park junction, as illustrated in principle on SYSTRA drawings V3B0043-01-100, V3B0043-02-100 and V3B0043-03-100, shall be completed to the satisfaction of the local planning authority.

Reason:

In the interest of safety and the free flow of traffic on the A19 and the A19/ A690 Doxford Park junction and to comply with policy T14 of the Unitary Development Plan.

8. Highways England condition 2;

Prior to the commencement of development on site, an updated Travel Plan shall be submitted to and approved in writing by the local planning authority. The updated Travel Plan should clearly set out the planned measures to reduce the overall impact of the development and set out the vehicular trip targets and monitoring strategy.

Reason:

In the interests of reducing the traffic impact of the development on the strategic road network and to comply with policy T14 of the Unitary Development Plan.

9. Construction Management Plan;

No development until a Construction Management Plan has been submitted to and approved, in writing, by the Local Planning Authority, which shall include the following:

- ii) Traffic management, traffic routes of plant and heavy goods vehicles
- iii) Parking of vehicles of site operatives and visitors
- iv) Loading and unloading of plant and materials
- v) Storage of plant and materials used in constructing the development
- vi) Erection and maintenance of security hoarding
- vii) Measures to ensure public highway remains sufficiently clean of dirt
- viii) Measures to control the emission of dust, dirt and other airborne pollutants
- ix) Scheme for recycling/ disposing of waste resulting from demolition and construction works
- x) Measures to control noise and vibration
- xi) Communication plan for liaising with the public

The development, including demolition works, within each Phase shall be implemented in accordance with the approved Plan for that Phase.

Reason:

In order to protect the amenity of the area and to comply with policies B6, EN1, EN5, EN14 and T14 of the adopted Unitary Development Plan.

10. Submission of materials;

No development above damp proof course shall be undertaken until details and or samples of the proposed construction materials have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall thereafter be used in the construction of the development hereby approved.

Reason:

To ensure, in accordance with Unitary Development Plan policies B2 and B6, the development hereby approved respects and enhances the best qualities of the locality.

11. Details of the boundary enclosures;

No above ground construction shall commence until a scheme for the boundary treatments of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with agreed details.

Reason:

In the interests of visual and residential amenity and to comply with policies B2 and B6 of the Unitary Development Plan.

12. Low Lighting Strategy;

No development shall commence on site until a low lighting strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the recommendation of section H.2.1 of the submitted Bat Transect Survey R02. The approved details shall thereafter be incorporated into the development hereby approved and shall thereafter be retained.

Reason:

To ensure, in accordance with Unitary Development Plan policies CN19-CN22, the development hereby approved does not adversely affect designated sites.

13. Bat & bird boxes;

No development shall be undertaken above damp course level until an ecological enhancement plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail the location of the bat roosting features and bird boxes as recommended in section H.3 of the submitted Bat Transect Survey R02. The approved details shall thereafter be incorporated into the development hereby approved and shall thereafter be retained.

Reason:

To ensure, in accordance with Unitary Development Plan policies CN19-CN22, the development hereby approved does not adversely affect designated sites.

14. Details of the suggested mitigation within the HRA submission to be agreed;

The development hereby granted permission shall be carried out in full accordance with F.5 Mitigation of The Report to Inform Appropriate Assessment Doxford Park Phase 6 December 2018 Final Revision 3 by E3 Ecology Limited.

Reason:

To ensure, in accordance with Unitary Development Plan policy CN19, the development hereby approved does not adversely affect designated sites.

15. Details of the gateway public art feature to be agreed;

No dwelling house shall be occupied until details of the proposed gateway public art features shown on the submitted Alternative Proposed Site Layout –Option 02 (Drawing No. 150-10 Rev 10), along with a timetable for their delivery, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried in accordance with the agreed details.

Reason:

To ensure, in accordance with Unitary Development Plan policy B20, the development hereby approved includes the provision of art.

16. Landscaping details to be agreed;

No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include levels or contours; means of enclosure; pedestrian/ cycleway and circulation areas, hard surfacing materials. The soft landscape works shall include schedules of trees and plants, noting species, tree and plant sizes and proposed numbers/ densities where appropriate and shall be based on the recommendation of section H.3 of the submitted Bat Transect Survey R02.

Reason:

In the interests of visual amenity, biodiversity and to not adversely affect protected species and to comply with policies B2, CN19-22 of the UDP.

17. Landscaping 5 years.

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.

Reason:

In the interests of visual amenity, biodiversity and to not adversely affect protected species and to comply with policies B2, CN19-22 of the UDP.

18. Northumbrian Water;

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment" dated "19/02/2018". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 8703 as shown in General Layout Drawing 1197/001/1 and ensure that surface water discharges to the surface water sewer at manhole 8704.

Reason:

To prevent the increased risk of flooding from any sources in accordance with EN12 of the Unitary Development Plan and the NPPF.

19. Constructed in accordance with Drainage submission, including surface and foul water discharge rates, water quality management;

The development hereby granted permission shall be carried out in full accordance with the following:-

- Doxford Phase 6 Construction Phase Plan Issue 2, 15 February 2019 – construction risk with regard to surface water management details (pdf pages 3 and 4);
- Doxford 6 FRA issue 4, 15 February 2019", with regard to existing pluvial flood risk on site (pdf page 10);

- Doxford 6 drainage strategy issue 4, 15 February 2019 - Preliminary engineering layout “SW drainage strategy” 001/01 Rev E” (pdf page53) & point of connection to sewer (p7); and,
- Doxford Phase 6 SUDS Management Plan issue 3, 25 February 2019 – details for swale (2017/1197/004/5 pdf page 15), permeable paving (2017/1197/003/1 pdf page 17), attenuation basin construction (2017/1197/004/7 pdf page 16), hydrobrake control devices (control manhole s19 2017/1197/004/2) (pdf page 12), and flow rate restriction –section 2.3 (pdf page5).

Reason:

To prevent the increased risk of flooding from any sources in accordance with EN12 of the Unitary Development Plan and the NPPF.

18/01600/FUL – Church View Medical Centre, Silksworth Road, Sunderland

Further to the main report to Members:

In the event that Members are minded to approve, it is considered appropriate to include the following conditions, which are in addition to the three already being proposed in the Agenda report.

- Residential supported housing for a maximum of 8 residents

The residential supported housing facility hereby approved shall be occupied by no more than 8 no. persons at any given time. For the avoidance of doubt this excludes staff.

Reason:

In order to ensure an appropriate intensity of the use of the premises and to accord with the requirements of policy B2 of the UDP.

- Construction Methodology

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 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.

Reason:

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.

RECOMMENDATION:

The application is recommended for Approval, subject to the conditions set out in the Agenda and Late Sheet Reports.