

Development Control
(South Sunderland)
Sub-Committee

SUPPLEMENT

Number:	S1
Application No.	08/04460/FUL
Proposal:	Erection of 4 dwelling houses with associated access taken from Barton Park.
Location:	Land to the Rear of Tunstall Terrace, Sunderland

Further to the report on the main agenda on this application, it has come to light that the proposed development will require a stopping up and as such will have to be re-advertised to address this issue. In addition, further consideration is being given to the issues of residential amenity, highway implications and impact on existing trees and wildlife, as well as to the additional representation received from Salvana Lodge. As such it is anticipated that a detailed recommendation will be provided on a report to be circulated at the meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Number:	S2
Application No.	09/01969/SUB
Proposal:	Demolition of existing cottages and erection of a brain therapy unit with respite care facilities unit.
Location:	Sycamore Lodge, Nookside, Sunderland

Following the preparation of the main agenda report a response from the Countryside team has been received via e-mail on 28 September 2009. The e-mail outlines that the submitted Bat and Barn Owl survey carried out in June 2008 indicated that there were no bat roosts present in the

terrace of cottages proposed for demolition. Notwithstanding the fact that the survey work was carried out over one year ago and the cottages remaining well maintained during this time no further survey work is required however if there is to be a further lapse in time and the demolition works not undertaken before 1st April 2010 a checking survey will be required to ascertain if the situation has changed. Such information will need to be submitted to the Local Planning Authority for approval prior to the demolition works taking place. In this regard it is recommended that a condition requiring such works to be undertaken and the submission of the findings, to the Local Planning Authority for approval, should be imposed on any grant of consent.

It is also recommended that the method statement for the contractor and mitigation section of the report be dealt with by way of condition.

Finally, as part of the Councils policies CN18 and CN22 and the Natural Environment and Rural Communities Act 2006, scaled drawings detailing the ecological enhancement measures should be submitted to the Council for approval prior to any works commencing on site. These measures should seek to provide nectar plants for insects, corridors and links for bats and birds plus nesting opportunities for birds and roosting opportunities for bats. Whilst it is acknowledged that the report is lacking in certain detail, namely a scaled drawing showing survey locations, personnel details and raw data, it is considered acceptable in this instance for such information to be dealt with by way of condition should consent be granted.

As such it is recommended that additional conditions as set out below be imposed on any grant of consent.

RECOMMENDATION: APPROVE subject to the conditions listed in the main agenda report and the following two additional conditions.

'Notwithstanding the submitted Bat and Barn Owl Survey, should the terrace of cottages not be demolished by 1st April 2010 then a checking survey will be required to ascertain whether or not bats are present. The findings of the checking survey and any additional information required as a result of the findings of the checking survey shall be submitted to and approved in writing by the Local Planning Authority prior to any works, including demolition taking place. The works shall then be carried out in complete accordance with the agreed details in the interest of Nature Conservation and to comply with the requirements of policies CN18 and CN22 of the UDP'.

'Notwithstanding the submitted plans and information no works including demolition shall commence until scaled drawings detailing ecological enhancement measures have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details in the interests of nature conservation and to comply with policies CN18 and CN22 of the UDP'.

Number:	S3
Application No.	09/02070/FUL
Proposal:	Erection of care home with associated access.
Location:	Site of Former Ford and Hylton Social Club, Sunderland

Further to the report set out on the main agenda the applicant has been asked to provide details of the following:- (i) a statement explaining that typically residents enjoy an animated outlook from windows or dayrooms which could take in the street scene beyond the boundary of the site, (ii) confirmation that the car parking and servicing areas will be treated with blockwork using contrasting colours to delineate parking spaces for at least 16 spaces and (iii) details of the proposed boundary treatment along Fordfield Road and Poole Road. Such information is still awaited and it is therefore anticipated that a recommendation will be made on a report to be circulated at the meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Number:	S5
Application No.	09/02913/FUL
Proposal:	Redevelopment and extension to existing store, service area and adjacent retail units with associated works to car park and landscaping (RESUBMISSION)
Location:	Sainsbury's, Silksworth Lane, Sunderland

As stated in the main report a Members site visit is scheduled to take place on 2 October and as such it is anticipated that a recommendation will be made on a report to be circulated at the meeting.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report