

**DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in the Committee Room No. 2 on
Tuesday, 5th September, 2006 at 3.30 p.m.**

Part I

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Director of Development and Regeneration (copy herewith).	1
4.	Town and Country Planning Act 1990 – Appeals Report of the Director of Development and Regeneration (copy herewith).	9

**R.C. RAYNER,
City Solicitor.**

Civic Centre,
SUNDERLAND.

24th August, 2006.

**This information can be made available on request in other languages.
If you require this, please telephone 0191 553 7994.**

Development Control (City Centre) Sub-Committee

5th September 2006

REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Director of Development and Regeneration for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. Land at Vaux Brewery Way, Stadium Park

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairman or the Development Control Manager (ext. 1551) email address dc@sunderland.gov.uk

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Unitary Development Plan - current status

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett
Director of Development and Regeneration Services.

1.

**North
Sunderland**

Reference No.: 06/02652/LAP Development by City(Regulation 3)

Proposal: 2no temporary site sign boards.

Location: Vaux Brewery Way Stadium Park Sunderland

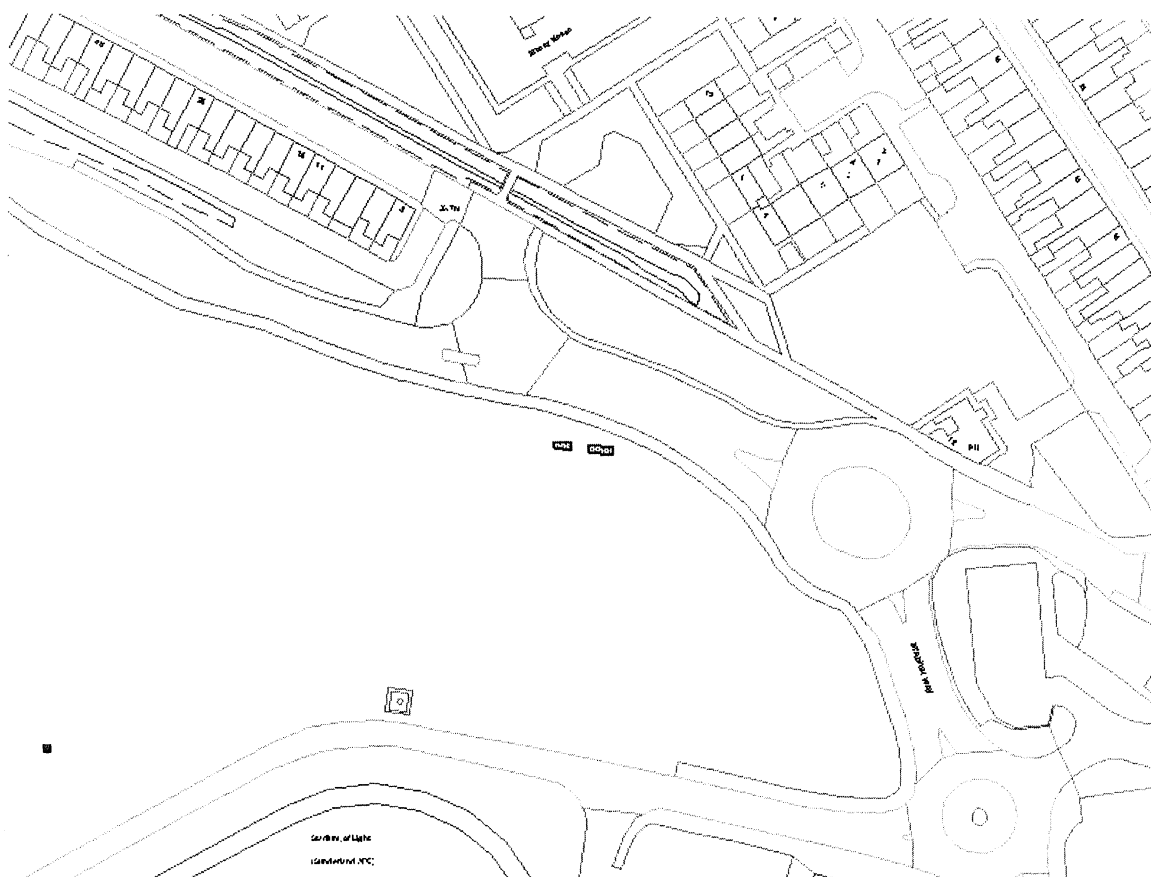
Ward: Southwick

Applicant: Director Of Community And Cultural Services

Date Valid: 17 July 2006

Target Date: 11 September 2006

Location Plan



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PROPOSAL:

This application is for the erection of 2no temporary site sign boards at Vaux Brewery Way, Stadium Park, Sunderland.

The two site sign boards have already been erected immediately adjacent to the Stadium Park Swimming Pool site. The larger sign is 5 metres in width and 5.5 metres in height. The total area of the advertising panel is 20m². The smaller sign is 2.4 metres in width and 4.2 metres in height. The area of the advertising panel is 7.92m². Consent for the advertisement panels is sought for two years.

TYPE OF PUBLICITY:

None required

CONSULTEES:

None are required

POLICIES:

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

B_14_Development in areas of potential archaeological importance

COMMENTS:

The main issues to consider in determining this application are the impact on visual amenity and public safety.

SITE

The signs are sited adjacent to the Stadium Park Swimming Pool construction site, partially recessed within existing hoardings that surround the site. The signs face onto the B1289 to the north, beyond which lies residential development. To the south is the Stadium of Light.

DESIGN AND VISUAL AMENITY

The design of the proposal is considered acceptable and compatible with the immediate surrounds. Although large, the signage does not appear out of scale with surrounding developments and is sufficiently set-back from the roadway to negate any impact.

PUBLIC SAFETY

The proposal is considered acceptable.

Members are recommended to grant temporary consent subject to the conditions below

RECOMMENDATION: Approve**Conditions:**

- 1 Before any advertisement is displayed on land pursuant to this consent the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.
- 2 All advertisements displayed, and any land used for the display of the advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 4 Where any advertisement is required under the abovementioned Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the local planning authority.
- 5 Notwithstanding details submitted with the application, the consent hereby granted shall be for a period of 2 years from the date hereof in the interests of visual amenity and to comply with policy B21; of the UDP.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

APPLICATION No. & Ward	ADDRESS	APPLICANT/DESCRIPTION	DATE SITE VISIT REQUESTED	LAST ON AGENDA	COMMENTS
04/01568/OUT Southwick	Sunderland Association Football Club Stadium Of Light Sunderland	Sunderland AFC Erection of ten storey hotel incorporating two storey academy in existing parking area.	04.03.2005	03.10.04	Awaiting further Information
06/02899/FUL St Peters	Roker Hotel 9-13 Roker Tce Sunderland SR6 9ND	Durham Estates Ltd Increase in height of second floor to include raising roof line of main building and rear offshoot, to include 11 no. dormer windows to front. (14 no. additional bedrooms in roof space).	04.03.2005	03.10.04	Awaiting further Information
06/03028/LAL Millfield & Southwick	Queen Alexandra Bridge Inkerman Street Sunderland SR5 2BN	Director of Development And Regeneration. Installation of floodlighting to bridge structure, and provision of raised parapets to bridge and approaches to allow cyclists to use footways safely	N/A	N/A	Application is being considered by D.C. (South) Sub Committee. Please refer to 05.09.06 South Agenda for report.

DC (North) Sub
05.09.06

Items Delegated to the Director of Development and Regeneration

Items Delegated to the Director of Development and Regeneration

1. **Extensions and alterations to form additional class room and community room. Alterations to existing school building to form childrens centre. Construction of new car park area including construction of raised table to Dock Street.**

06/02554/LAP Dame Dorothy Primary School Dock Street Monkwearmouth Sunderland

29/06/06 Director Of Childrens Services

Decision: Approved

Date of Decision: **22nd August 2006**

**Appeals Received
and Determined**

APPEALS RECEIVED FOR NORTH SUNDERLAND

BETWEEN 01/07/2006 AND 31/07/2006

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	DATE RECEIVED
06/01310/FUL Delegated Decision	4 Ormesby Road □ Sunderland □ SR6 9HS □	Erection of a new pitched tiled roof to existing flat roof extension (PART RETROSPECTIVE)	24/07/2006

BACKGROUND PAPERS

RELEVANT NOTIFICATION LETTERS

APPEALS DETERMINED FOR NORTH SUNDERLAND
BETWEEN 01.07.06 AND 31.07.06

CASE NUMBER	ADDRESS	DESCRIPTION OF APPEAL	INSPECTORS DECISION	DATE
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BACKGROUND PAPERS

RELEVANT DECISION LETTERS AS ATTACHED