

**Development Control (South Sunderland)
Sub-Committee**

22 April 2014

REPORTS FOR CIRCULATION

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

South

1 The Grindon Mill, 131 The Broadway, Grindon

Number:	S1
Application Number:	13/03256/FUL
Proposal:	Change of use from public house to gym, dance studio, and a salon. Various external works to include first floor extension to existing toilet block and external alterations (amended 17th March 2014).
Location:	The Grindon Mill, 131 The Broadway, Grindon

Following the preparation of the main report to the Sub-Committee a revised elevation plan has been received (see attached) which is deemed to be acceptable. As such it is considered that the proposal represents an acceptable form of development and it is therefore recommended that Members approve the application subject to the conditions listed below.

RECOMMENDATION: APPROVE

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:

Drawing no's. 13047.P20, 13047.P03, 13047.P02, 13047.P05 and 13047.P01 received 20/11/2013; 13047.P10 A received 02/12/13; 13047.P08 received 27/11/13, 13047.P07 A and 13047.P04 B received 28/11/13; 13047.P11 B and 13047.P12 D received 10/4/14 and 13047 P06E received 22.04/14.

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 specifications on the submitted plans details of all walls, fences or other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development is commenced. The agreed boundary treatment shall be completed before

occupation or in accordance with an agreed timetable, in the interests of visual amenity and to comply with policy B2 of the UDP.

- 4 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 days and hours of working, 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, 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 EN5 of the UDP.
- 5 Before the development hereby approved is commenced the details of any floodlighting/ exterior lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved plans before the building is occupied, in order to ensure a satisfactory form of development and to comply with policy B2 of the UDP.
- 6 No part of the development shall be occupied until the facilities for bicycle parking have been provided in accordance with the submitted drawings. These facilities shall then be retained and permanently reserved for bicycle parking to ensure that adequate and satisfactory provision is made for bicycle parking and to comply with policy T22 of the UDP.
- 7 No part of the development shall be occupied until the off street parking provision has been constructed, surfaced, sealed, marked out and made available in accordance with the approved plans. This parking area shall then be retained and permanently reserved for the parking of vehicles to ensure that adequate and satisfactory provision is made for the off street parking of vehicles and to comply with policy T14 and T22 of the UDP.
- 8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and treatment of hard surfaces which shall include indications of all existing trees and hedgerows on the land, and details for their protection during the course of development, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 9 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, in the interests of visual amenity and to comply with policy B2 of the UDP.
- 10 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.

11 Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.

12 Prior to the commencement of the use hereby approved the applicant is required to appoint a suitably qualified and experienced noise control consultant to undertake a noise assessment to be submitted to the Local Planning Authority. The assessment shall be undertaken to ensure that at the façade of the nearest noise sensitive property, the noise generated from the approved use (the LAeq5 min) should not exceed 10 dB below the minimum external background noise level during the operating period. The background noise level should be expressed in terms of the lowest LA90, 15 min. and where noise from the property will contain tones or will be intermittent sufficient to attract attention:

At the nearest façade of the nearest noise sensitive property, the noise generated within each octave band level (LAeq 5 min) should not exceed 5 dB below the minimum external background noise level expressed in any of the individual octave band levels. The background noise level should be expressed as the lowest LA90, 15 min for each of the octave bands during the operating period. Following the assessment a report should be submitted detailing the measures that are to be adopted to ensure that noise as a result of the amplified music and vehicle noise does not cause a nuisance to local residents or other noise sensitive premises. The approved scheme shall be implemented as approved and thereafter maintained at all times to minimise the impact of noise on adjoining occupiers in the interests of residential amenity and to comply with policy EN5 of the UDP.

13 Prior to the use commencing a Parking Management Assessment shall be submitted to and approved by the Local Planning Authority, in writing. The assessment shall include measures to provide overflow car park facilities to the south of the existing car park, should parking demand outweigh expectations; staff parking arrangements/shared transport solutions and means of restricting parking close to adjoining dwellings during the hours of darkness. The approved scheme shall thereafter be implemented and maintained, unless a variation shall have been agreed, in writing. To

prevent parking on the highway in the interests of highway safety and the convenience of other road users and to accord with policy T22 of the UDP.

