

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 City Development Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre

Executive Director City Development

Reference No.: 18/01877/REM Approval of Reserved Matters

Proposal: **Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. Amended Details and Plans.****Location:** Land At Silksworth Lane/Silksworth Road, Silksworth, Sunderland**Ward:** Silksworth**Applicant:** Mr Paul Hunt**Date Valid:** 18 January 2019**Target Date:** 19 April 2019

PROPOSAL:

The application is back before Members following its deferral at the 28 October meeting owing to concerns over the relationship of two Plots on their adjacent properties in Vicarage Close. It has been established via the Applicant's consultation with and presentation to Cllr P Gibson, Ward Cllr, who highlighted this concern in his presentation at the meeting, and Cllr Tye; that the two Plots are 190 & 191 and it is their relationship with the facing 91 & 92 Vicarage Close.

Following the last Committee meeting the Applicant, Persimmon, have revised their proposed layout by pushing these two Plots further back within the site. The amendments also include the repositioning of Plot 240 within the site and away from the adjacent 119A Vicarage Close, which is considered to improve on the relationship with this existing property whilst increasing the open feel of the localised open space within the site.

The application proposal still comprises 250 units, however, the amendments proposed provides for a spacing amenity with 91 & 92 Vicarage Close that exceeds the Council's spacing standards. It is therefore considered that the Applicant, Persimmon, has adequately responded to Members' request and effectively accommodated the changes sought by the Committee.

To conclude, further to the reasons detailed in the previous Agenda report, which is appended to this report as an Appendix, and following the amendments now proposed, Officers are again recommending the application be approved subject to the following conditions.

The following conditions are as reported in the previous Agenda and include the removal of permitted development rights, as referred to in the Layout section of the previous report. It is also recommended that Permitted Development rights be removed for boundary enclosures, particularly considering the graded nature of the site, the relationships with the existing properties in Vicarage Close and the retaining walls between the Plots within the site.

RECOMMENDATION:

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the reserved matters application is recommended for **APPROVAL**, subject to the following conditions:

1 Two Years within REM approval

The development to which this permission relates must be begun not later than whichever is the later of the following dates.

(a) the expiration of three years from the outline approval of planning permission;

(b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved, to ensure that the development is carried out within a reasonable period of time.

Reason:

To ensure that the development is carried out within a reasonable period of time.

2 Accordance with approved plans

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

Silksworth Layout SK-001 Rev J;
Site Level Assessment Drawing No. N18293-906 Rev P10;
Engineering Assessment Plan Drawing No. N18293-900 Rev P6;
Site Sections Drawing No. N18293-907 Rev P4;
Affordable Housing Plan SK-001;

Silksworth Sunderland Vehicle Tracking 19-137 TK01 Rev A;
Silksworth Sunderland Vehicle Tracking 19-137 TK02 Rev A;
Silksworth Sunderland Vehicle Tracking 19-137 TK03 Rev A;
Silksworth Sunderland Vehicle Tracking 19-137 TK04 Rev A;

Landscape Proposals c-1611-05 Revision E;
Tree Survey and AIA 20th September 2019;
Tree Removal Plan Sheet 1 of 2 c-1611-06 Revision D;
Tree Removal Plan Sheet 2 of 2 c-1611-07 Revision D;

Alnwick AN-WD01 Rev L;
Hanbury HB-WD01;
Hanbury Corner HBC-WD01;
Chatsworth CT-WD01;
Hatfield HT--WD01;
Hatfield Corner HTC-WD01;
Souter SU-WD01;
Roseberry RS-WD01;
Winster WS-WD01;
Chedworth CD-WD01;
Chedworth Corner CDC-WD01;
Corfe CF-WD01;
Newton NT-WD01 Rev K;
Eldingham EL-WD01 Rev H;
Single and Double Garage sgd-01 Rev B;
Triple Garage SGD-02 Rev B.

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 Hard and soft landscaping

No development shall take place until 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. The details shall include proposed finished levels or contours; pedestrian access and circulation areas; hard surfacing materials. Soft landscape works shall include planting plans including written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/ densities.

Reason:

In the interests of visual amenity and nature conservation and to comply with policies B2, CN18 and CN22 of the Unitary Development Plan.

4 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 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.

5 Noise mitigation

No above ground construction shall commence until the specification of noise mitigation works deemed necessary for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The measures shall be required to protect residents of the proposed dwellings, in accordance with British Standard 8233:2014 (Guidance on sound insulation and noise reduction for buildings) and World Health Organisation Guidelines for Community Noise. Thereafter the development shall be carried out in accordance with the approved details and the specified mitigation measures shall be fully installed prior to the occupation of any dwelling.

Reason:

In order to protect residents and to comply with policies B2 and EN5 of the Unitary Development Plan.

6 PD Extensions

Notwithstanding the provisions of Schedule 2, Classes A, B and C of the current Town and Country Planning (General Permitted Development) Order, or any statutory instrument which revokes and re-enacts the provisions of that Order, no extensions or roof alterations amounting to development shall be undertaken to the dwellings hereby approved.

Reason:

To maintain acceptable standards of visual and residential amenity and to comply with the requirements of policy B2 of the UDP.

7 PD Outbuildings

Notwithstanding the provisions of Schedule 2, Part 1, Class E of the current Town and Country Planning (General Permitted Development) Order, or any statutory instrument which revokes and re-enacts the provisions of that Order, no detached outbuildings or other detached structures shall be erected (other than those expressly authorised by this permission) within the curtilages of the dwellings hereby approved.

Reason:

To maintain acceptable standards of visual and residential amenity and to comply with policy B2 of the UDP.

8 PD Boundary Enclosures

Notwithstanding the provisions of Schedule 2, Part 2, Class A of the current Town and Country Planning (General Permitted Development) Order, or any statutory instrument which revokes and re-enacts the provisions of that Order, no boundary enclosures shall be erected within the curtilages of the dwellings hereby approved.

Reason:

To maintain acceptable standards of visual and residential amenity and to comply with policy B2 of the UDP.