

Development Control (North) Sub-Committee

31st May 2011

REPORT ON APPLICATIONS

REPORT BY THE DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Deputy Chief Executive 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. Hunters Mobility, Alexandra Avenue, Sunderland Enterprise Park, Sunderland SR5 2TF

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 Technical Manager (Development Control) (561 1552) 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 (Development Management Procedure) (England) Order 2010

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 Office of the Chief Executive in the Civic Centre or via the internet at www.sunderland.gov.uk/online-applications/

Janet Johnson
Deputy Chief Executive

Reference No.: 11/00684/FUL Full Application

Proposal: **Change of use from B2 (general industry) to B8 (storage and distribution) and installation of roller shutter door to eastern elevation**

Location: Hunters Mobility Alexandra Avenue Sunderland Enterprise Park Sunderland SR5 2TF

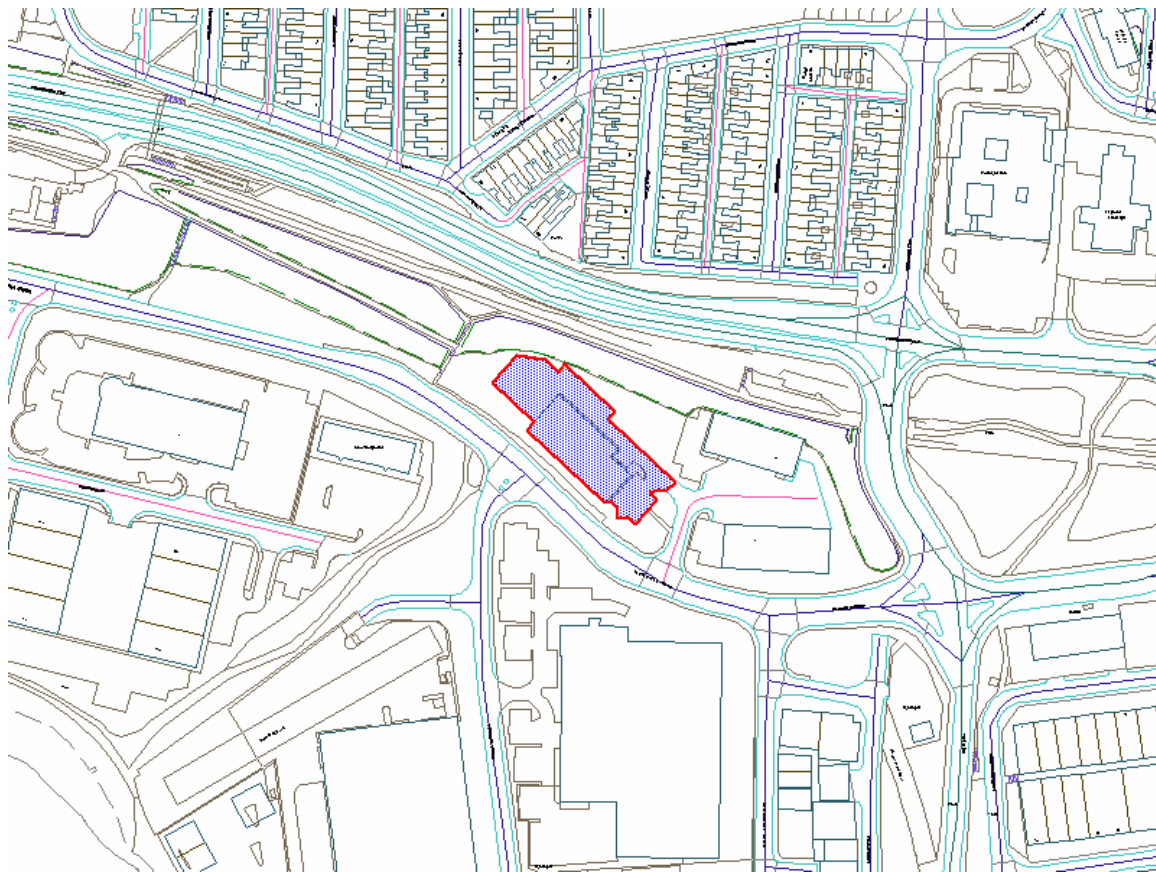
Ward: Southwick

Applicant: Howden Joinery Properties Ltd

Date Valid: 14 March 2011

Target Date: 13 June 2011

Location Plan



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PROPOSAL:

The application relates to the change of use of the building from use class B2 (general industry) to use class B8 (storage and distribution) and installation of a roller shutter door to the eastern elevation at Hunter Mobility, Alexandra Avenue, Sunderland Enterprise Park, Sunderland, SR5 2TF.

The application site is located within Sunderland Enterprise Park, to the north of the River Wear. Within the vicinity are a number of industrial/ business units with generous levels of car parking.

The last recorded planning use at the premises, which was occupied by Hunters Mobility, was classified as a B2 use within the Use Classes Order 2005. The use of the premises for storage and distribution by Howdens Joinery would fall into use class B8 and as such without a permitted change from B2 to B8 planning permission is required. The scheme also includes a small trade counter, which the supporting statement indicates is designed to serve as a subordinate or de-minimis feature of the premises.

In addition to the change of use of the premises a new external roller shutter door is proposed to the eastern elevation of the unit. The door is to measure 4 metres in width with a height of approximately 4.5 metres. The access door is to be used for goods out. The remaining elevations are to remain unchanged.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

City Services - Transportation
Street Scene (Environmental Service)
County Archaeologist

Final Date for Receipt of Representations: **20.04.2011**

REPRESENTATIONS:

Neighbours

The period for the receipt of representations has now expired and no representations or objections have been received.

Consultees

County Archaeologist - no objections or recommendations.

City Services - Transportation no objections or recommendations.

City Services - Street Scene (Environmental Services) - initially requested a desk stop assessment of land contamination issues. As the proposal relates to a change of use of a building with no ground breaking works this request was

queried. Amended advice was then received (18.05.2011) indicating that the assessment was not required. However, it was advised that the site has previously accommodated an industrial activity that may have resulted in contamination of the land. As such regard must be had to the potential for employers working on such land to be exposed to any contaminants. Potential risk should be incorporated into any risk assessment, method statement or safe working practice. This advice will be included, for the applicant's reference, within the informatives section of the decision notice should members resolve to approve the application.

POLICIES:

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

NA_1_Retention and improvement of existing industrial area
EC_4_Retention and improvement of existing business and industrial land
EC_2_Supply of land and premises for economic development purposes
B_2_Scale, massing layout and setting of new developments

COMMENTS:

The main issues to consider in the assessment of the application are:

- the principle of the change of use;
- impact on the streetscene; and
- potential highway implications.

Principle of the Change of Use

The site is subject to policies B2, NA1.3 and EC4 as detailed within the Council's adopted Unitary Development Plan (UDP) (1998).

Policy NA1.3 of the adopted UDP identifies the Low Southwick area primarily for general industry, storage and distribution (B2 and B8) while ancillary uses and exclusions are outlined in policy EC4. Policy EC4 relates to existing business and industrial land and identifies Class B1, B2 and B8 uses as being acceptable primary uses for the site. The trade counter is also considered to be acceptable as an ancillary aspect of the development.

Having regard to the above, the proposed use of the subject property for storage and distribution purposes is deemed acceptable and complies with the above policies.

Impact on the Streetscene

Policy B2 of the adopted UDP seeks to ensure that alterations and extensions to buildings respect and enhance the best qualities of nearby properties. Given that the only external alteration relates to the installation of an access door to the existing east elevation, which is not visible from Alexandra Avenue to the front of

the unit, and the site is screened from Wessington Way to the rear, the minor external alteration is deemed acceptable.

In addition, the property is situated within an enterprise park where roller shutter doors of the type proposed are commonplace. As such, it is considered that the proposed external works to facilitate the change of use is in-keeping within its context and would not compromise the aesthetics of the streetscene, in accordance with policy B2 of the adopted UDP.

Highway Implications

Policy T14 of the adopted UDP seeks to ensure that new development does not result in any significant detrimental impact on highway safety. In addition policy T22 requires development to provide adequate levels of car parking. The proposed external works are considered to be minor in nature while the proposed use for storage and distribution is not considered to be too dissimilar in nature to that of the previous use and therefore unlikely to result in a significant increase in the level of traffic movements to and from the site. The site includes an existing car park with 24 spaces, a level of parking provision which is considered satisfactory to the proposed use. Consequently, the highway engineers have raised no observations on the proposal, the proposal is therefore considered to be acceptable and meet the requirements of policy T14 of the adopted UDP

Conclusion

For the reasons given in this report it is recommended that, in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, Members grant permission for the proposal 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. 25649_01, received 04.03.2011. Site Plan
The existing and proposed floor plans received 04.03.2011
The existing and proposed elevations received 04.03.2011
The location plan received 14.03.2011

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 The trade counter proposed as part of the development hereby approved shall be operated only as an ancillary element of the principal use of the building for joinery storage and distribution in order to ensure a satisfactory form of development and to comply with policies NA1.3 and EC4 of the adopted Unitary Development Plan.