

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

05th January 2010

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.

North Area

2. Seaburn Dene Primary School, Torver Crescent, Seaburn
3. Land at Beaumont Street, Southwick

Number:	2
Application Number:	09/04142/LAP
Proposal:	Change of use of 2no existing classrooms and ancillary rooms to form self contained unit for use as a community outreach centre including installation of ramp and canopy to South elevation (Additional Information received 02.12.2009)
Location:	Seaburn Dene Primary School, Torver Crescent, Seaburn

Subsequent to the preparation of the main report to the Sub-Committee, one objection letter has now been received by e-mail on behalf of a number of properties in Torver Crescent.

The objector's main concerns relate to;

- the existing problem of parking in the vicinity of the entrance to the school from Torver Crescent,
- the proposed development leading to increased traffic movements to and from the school exacerbating the existing parking problem,
- the proposed hours of operation having the potential to extend the parking problem beyond school hours, to the detriment of the amenities of the local residents.

On further consideration of additional information provided by the applicant, it is considered that the proposed use falls within the same planning use class as the existing school (D1) and there is no change of use involved. Given that the applicant and the end user is the Local Authority, the physical works to the premises can also be carried out under permitted development rights. The development therefore does not need the formal consent of the Council as Local Planning Authority.

RECOMMENDATION: Permitted Development

Number:	3
Application Number:	09/04237/LAP
Proposal:	Change of use of site of cleared housing to play area to include hard and soft landscaping, provision of play equipment and boundary fence (in accordance with amended drawings received 21/12/2009).
Location:	Land at Beaumont Street, Southwick, Sunderland

As stated in the main report, the principle of the proposed development is considered to be acceptable. However, at the time of writing the main report, the details of the proposed development in respect of landscaping and highway and pedestrian safety matters were still being assessed. These issues have now been given full consideration and the implications of the proposed development in respect of landscaping and highway and pedestrian safety matters is detailed below.

LANDSCAPING

The hard and soft landscaping details submitted with the application are considered to be acceptable and so the proposed development complies with the requirements of policies CN13 and CN14 of the UDP and Section 14 of Supplementary Planning Guidance.

IMPACT OF PROPOSED DEVELOPMENT ON PEDESTRIAN AND HIGHWAY SAFETY

The layout submitted with the application indicated that the access gates of the proposed play area would open directly onto the footway of Beaumont Street and the carriageway of the access road to the new school. This arrangement was not considered to be satisfactory, for it could lead to youngsters using the play area running directly onto the access road without adequate visibility for drivers and exiting directly onto the footway of Beaumont Street, creating an obstacle to pedestrians using the footway. The proposed development was therefore considered to be detrimental to highway and pedestrian safety, contrary to the requirements of policy T14 of the UDP.

This matter was raised with the applicant, who has elected to amend the submitted layout to address the concerns. The revised drawings display a shallow splay in the fence line along the northern boundary of the site, resulting in the entrance gate being set back 2.5 metres from the kerb of the access road to the school. The eastern boundary fence is also to be set back a distance of 2.5 metres from the edge of the footway of Beaumont Street. The drawings also indicate that a guardrail will be installed on the opposite edge of the footway, thus blocking a direct route onto the carriageway of Beaumont Street.

The revised layout will prevent users of the facility exiting directly onto the service road or footway of Beaumont Street and will give drivers using the access road better visibility of the adjacent access gate. The amendments are therefore considered to address the concerns detailed above and as such the revised scheme raises no longer raises concerns with regard to highway and pedestrian safety, in compliance with policy T14 of the UDP.

CONCLUSION

The proposed development is considered to be acceptable in principle for the reasons set out in the main report and raises no significant concerns with regard to visual and residential amenity. Furthermore, the details of the proposed development in respect of landscaping and highway and pedestrian safety matters are considered to be acceptable.

It is considered that the proposal accords with policies B2, EN10, H12, H13, NA9, L5, L6 and T14 of the UDP and accordingly the recommendation is to grant consent.

RECOMMENDATION: GRANT CONSENT in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out below:

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:

the location plan received 20.11.2009 (drawing no. L-593-B15-GAP-00);
the amended layout received 21.12.2009 (drawing no. L-593-B15-GAP-01);
the setting out plan received 10.11.2009 (drawing no. L-593-B15-GAP-02);
the planting plan received 10.11.2009 (drawing no. L-593-B15-GAP-03);
the grass mound details received 10.11.2009 (drawing no. L-593-B15-DEV-01);
the fencing details received 10.11.2009 (drawing no. L-593-B15-DEV-02);
the concrete 'wave' seating details received 10.11.2009 (drawing no. L-593-B15-DEV-03);
the tarmac path details received 10.11.2009 (drawing no. L-593-DEV-01);
the grass matting details received 10.11.2009 (drawing no. L-593-DEV-02);
the bark path details received 10.11.2009 (drawing no. L-593-DEV-03)

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 the approved plans, the access gates to the play area shall be installed so as to open into the play area and not outwards across the highway, in the interests of highway and pedestrian safety and to comply with policy T14 of the Unitary Development Plan (1998).