

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.

**South
Sunderland**

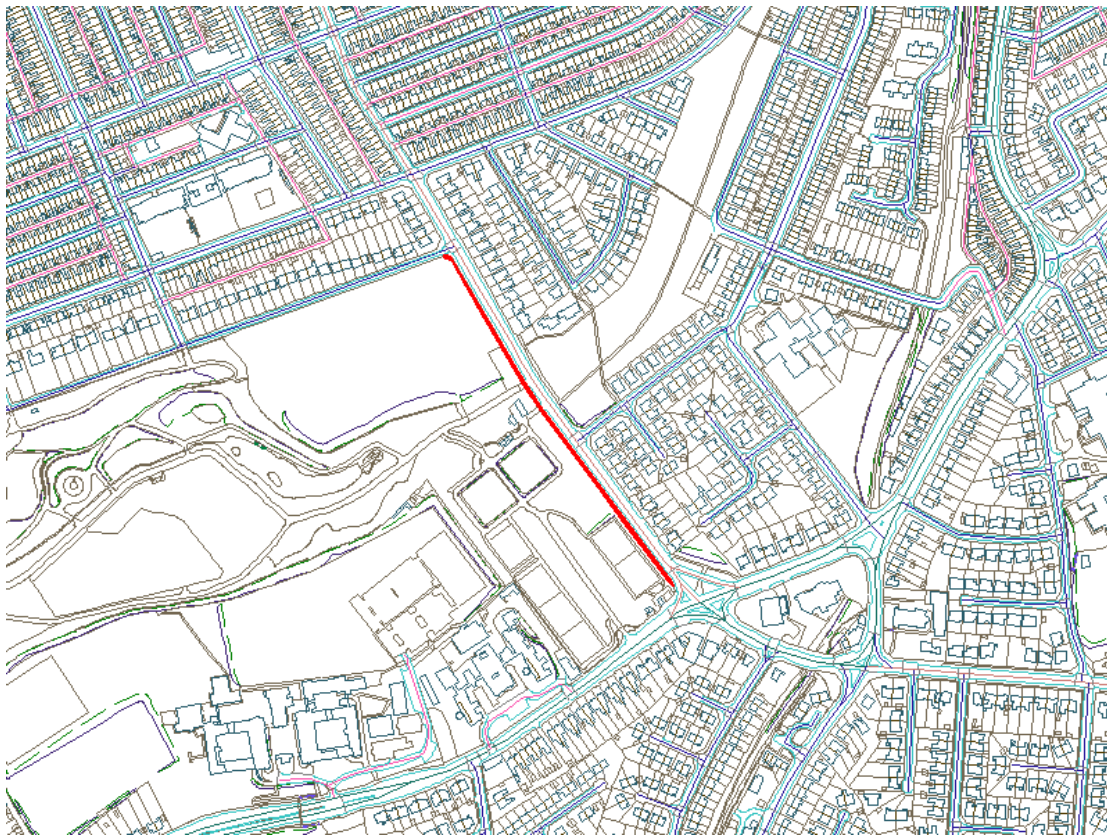
Reference No.: 09/00329/LAP Development by City(Regulation 3)

Proposal: **New pillars and entrance gate to existing pedestrian alley off Barnes Park Road. Replacement of existing palisade fencing with new fencing to match Barnes View Terrace**

Location: Barnes Park Barnes Park Road Sunderland

Ward: Barnes
Applicant: Mr Ian Hall
Date Valid: 27 January 2009
Target Date: 24 March 2009

Location Plan



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PROPOSAL:

Proposal is for the erection new pillars and entrance gate to existing pedestrian access off Barnes Park Road. Replacement of existing palisade fencing with new fencing to match Barnes View Terrace. The Design and Access Statement (DAS) explains that having considered a number of factors within the scope of the regeneration of Barnes Park one of the key issues was providing for improved access to the Park.

The proposal intends to replace the existing single 1.8m high palisade pedestrian gate with a 2.5m high ornate gate. The design of the ornate gate is based upon the decorative components of the existing fence found along Durham Road and will also correspond with the ornate gates proposed for the Durham Road entrance to the park, (application ref: 09/00334/LAL, on this agenda at item 6). Furthermore, the proposed pedestrian gate will be attached to 2.9m high sandstone pillars, replicating the pillars also found on the Durham Road entrance gate.

In respect to the rest of the proposed boundary works the proposal intends to erect 1.33m high fencing corresponding with the existing fencing found along Barnes View Terrace and Ettrick Grove. This fencing consists of 50 X 10mm flat bar frame, with 20mm diameter, flat top, full length vertical bars at 300mm centres and 16mm diameter pointed top intermediate bars. Panels of fencing are 1.83m in width, fixed together with square headed bolts.

The application has been supported by a Design and Access Statement, Aborigicultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park' Conservation Management Plan, Management and Maintenance Plan and An Archaeological Assessment of Barnes Park report.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **20.02.2009**

REPRESENTATIONS:

Neighbours

No letters of representation have been received.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_1_General provision of recreational and leisure facilities
L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments

B_3_Protection of public/ private open space (urban green space)

CN_23_Measures to conserve/ improve wildlife corridors

SA_48_Identification / protection of strategic multi-user routes

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design Considerations
- Residential Amenity Considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance public access to Barnes Park, which is a 'Strategic multi-user route'. It is considered that by providing vehicular and pedestrian access the proposal contributes to the improvement of this route and as such helps to implement Policy SA48(3) of the Unitary Development Plan (UDP). Furthermore, by improving and extending access to the park the proposal provides greater opportunity for public enjoyment of the park and is therefore considered to positively implement Policy L1 of the UDP.

Design Considerations

The proposed vehicular and pedestrian gates have been specifically designed to correspond with the existing boundary treatment along the Ettrick Grove boundary of the Park. It is considered that from a design perspective the proposal complies with Policy B2 of the UDP as it respects and enhances the existing character of the Park.

Residential Amenity Considerations

The residential amenity implications arising from the development are being given further consideration.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusion

The residential amenity, highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Proposal: New pedestrian and vehicular access to Barnes Park from Etterick Grove. Gates to match existing fence.

Ward: Barnes
Applicant: Mr Ian Hall
Date Valid: 27 January 2009
Target Date: 24 March 2009

PROPOSAL:

The proposal involves the erection of 1.33m high (maximum height) 6m wide vehicular access gates and a similar 1.5m wide pedestrian gate. The existing pedestrian gate access north of the proposed openings will be closed. The gates

have been designed to correspond with the rest of the boundary railings which run the entire length of the Ettrick Grove boundary.

The Design and Access Statement (DAS) explains that having considered a number of factors within the scope of the regeneration of Barnes Park one of the key issues was providing new improved vehicular free access to the Park. Furthermore, the poor quality nature of the pedestrian/disabled access within the Park was also recognised as a major issue.

The DAS further explains that car parking which the vehicular access serves; has been provided for in part for use by users of the bowling greens, thereby easing use of the site and minimising the existing car parking problem on Ettrick Grove.

The application has been supported by a Design and Access Statement, Aboricultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park', Conservation Management Plan, Management and Maintenance Plan and An Archaeological Assessment of Barnes Park report.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services

Final Date for Receipt of Representations: **20.02.2009**

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_7_Protection of recreational and amenity land
L_1_General provision of recreational and leisure facilities
L_9_Retention of land used for allotments
B_3_Protection of public/ private open space (urban green space)
CN_23_Measures to conserve/ improve wildlife corridors
SA_48_Identification / protection of strategic multi-user routes
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design Considerations
- Residential Amenity Considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance public access to Barnes Park, which is a 'Strategic multi-user route'. It is considered that by providing vehicular and pedestrian access the proposal contributes to the improvement of this route and as such helps to implement Policy SA48(3) of the Unitary Development Plan (UDP). Furthermore, by improving and extending access to the park the proposal provides greater opportunity for public enjoyment of the park and is therefore considered to positively implement Policy L1 of the UDP.

Design Considerations

The proposed vehicular and pedestrian gates have been specifically designed to correspond with the existing boundary treatment along the Ettrick Grove boundary of the Park. Therefore it is considered that from a design perspective the proposal complies with Policy B2 of the UDP as it respects and enhances the existing character of the Park.

Residential Amenity Considerations

The residential amenity implications arising from the development are being given further consideration.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusions

The residential amenity, highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that

this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

3.

**South
Sunderland**

Reference No.: 09/00331/LAP Development by City(Regulation 3)

Proposal: **Erection of disabled toilet block/changing unit within Barnes Park. Amended Description.**

Location: Barnes Park Barnes Park Road Sunderland

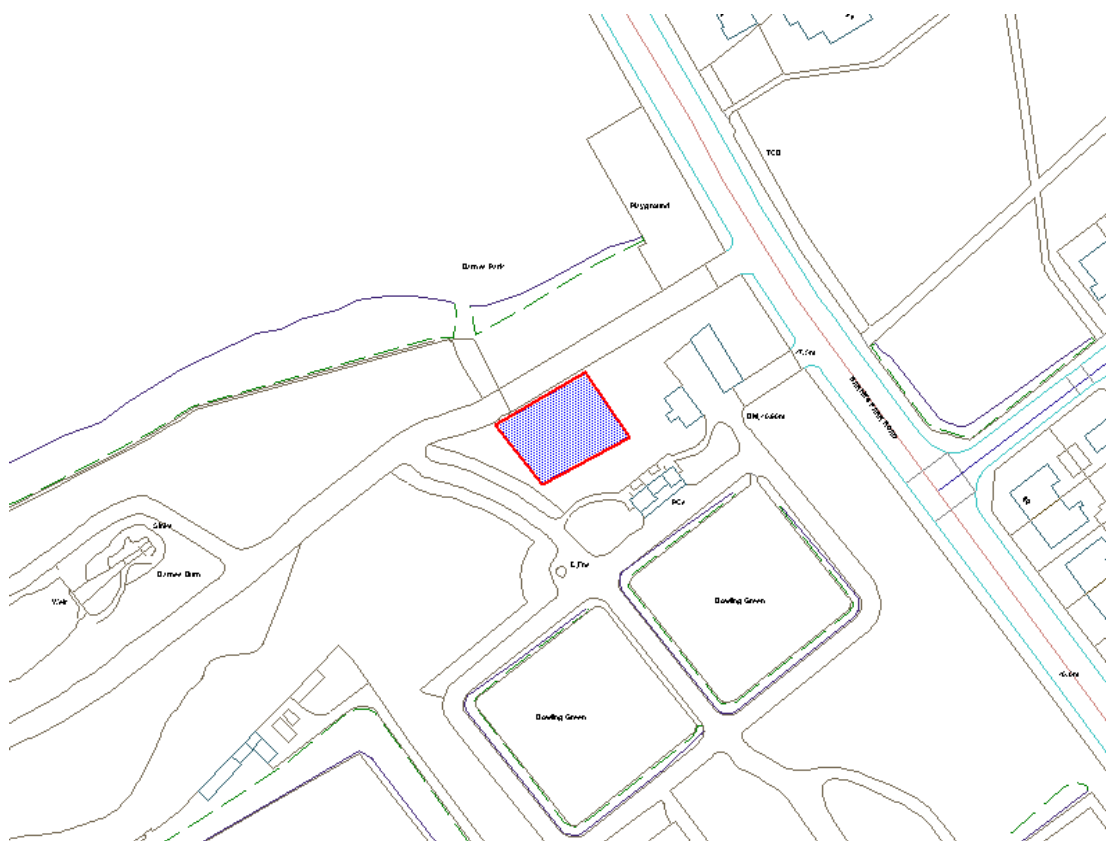
Ward: Barnes

Applicant: Mr Ian Hall

Date Valid: 27 January 2009

Target Date: 24 March 2009

Location Plan



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PROPOSAL:

The proposal is for the erection of a disabled toilet block/changing unit within Barnes Park, Barnes Park Road, Sunderland.

The Park consists of approximately 14.7ha of parkland within Sunderland City Centre, and is located in a valley bounded by Barnes Park Road to the east, Barnes View to the north, Ettrick Grove to the west and a combination of housing, Sunderland College (previously Bede College) and the Children's Hospital to the southern edge with a major entrance to Durham Road along that boundary.

The application has been supported by a Design and Access Statement, Aboricultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park', Conservation Management Plan, Management and Maintenance Plan and An Archaeological Assessment of Barnes Park report.

The Design and Access Statement has confirmed that the toilets on Durham Road will be removed as part of the Barnes Park regeneration project. A key element of the Coach House/Play Provision is the construction of an additional toilet/changing facility designed specifically for the disabled between the intermediate and older children's play areas. The proposed toilet block will have a close association with the disabled car-parking element of the Barnes Park Car Park. Furthermore, the opportunity has been taken to use a blank wall of the proposed changing/toilet building as a backdrop for a south facing stage to provide entertainment opportunity for children.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

English Heritage
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **20.02.2009**

REPRESENTATIONS:

Neighbours

No letters of representation have been received.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_1_General provision of recreational and leisure facilities
L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments
B_3_Protection of public/ private open space (urban green space)
CN_23_Measures to conserve/ improve wildlife corridors
SA_48_Identification / protection of strategic multi-user routes
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design Considerations
- Residential Amenity considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance the quality of life for visitors to the Park by providing modern W.C. and changing facilities and also provide for outdoor space, which will be used by the community. This will improve and extend opportunities for public enjoyment of the Park and as such positively implements Policy L1 of the Unitary Development Plan, UDP. There is a strategic multi-user route through Barnes Park, however the building will not serve as an impediment to this route and as such complies with Policy SA48 of the UDP.

Design Considerations

The toilet block is a rectangular building with a depth of 9.7m, a width of 12.6m and a maximum height of 3.6m. It is proposed that a decked area surrounds the building apart from its south-western elevation. This particular elevation is where the proposed access for the general public's Male and Female toilets are to be located. A trellis roof will provide a sheltered cover to the decked area.

The proposed stage area is accessed from the building's southern elevation, where internally a hallway separates the housing of the various toilet facilities from the access door to the stage area, thereby reducing and mitigating the proximity of the W.C. facilities to this outdoor space. Furthermore, the other decked area, adjacent to the northern elevation, also benefits from a lobby area which provides suitable access to the accessible W.C. and Unisex Baby Change and Changing Room facilities. Therefore this transition space within the building also mitigates for the proximity of the various W.C. facilities to this public area.

It is considered that the relatively simple design approach of the building ensures that it sympathetically sits within its context, whilst the modern W.C. facilities and provision of outdoor space will contribute to the enhancement and regeneration of Barnes Park. Therefore the proposal complies with the requirements of policies B2 and T14 of the approved UDP and is considered acceptable.

Residential Amenity considerations

The residential amenity implications arising from the development are being given further consideration.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusion

The residential amenity, highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

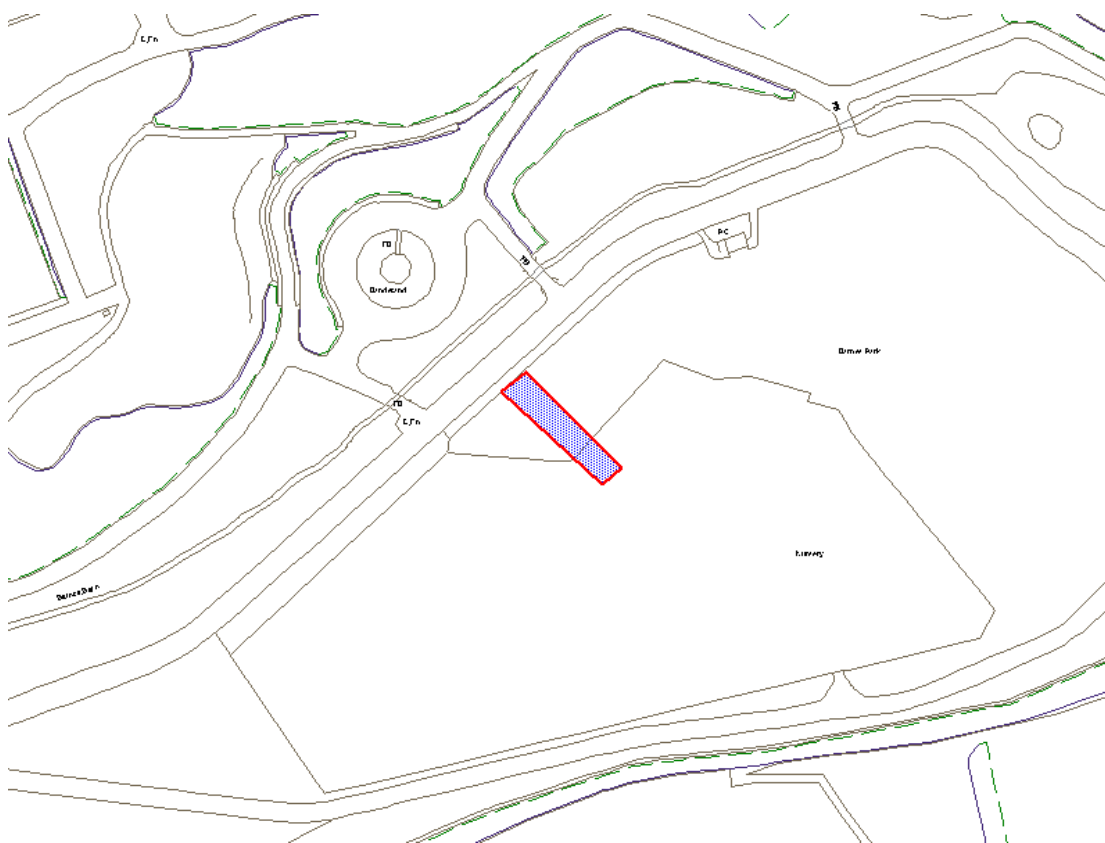
Reference No.: 09/00332/LAP Development by City(Regulation 3)

Proposal: Installation of new staircase to existing embankment on land formerly within the former depot centre. (AMENDED DESCRIPTION 28.01.09)

Location: Barnes Park Barnes Park Road Sunderland

Ward: Barnes
Applicant: Mr Ian Hall
Date Valid: 27 January 2009
Target Date: 24 March 2009

Location Plan



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PROPOSAL:

Proposal is for the installation of new staircase to an existing embankment on land formerly within the former depot centre of Barnes Park, Sunderland.

Part of the Barnes Park regeneration strategy is to create a second axis across the area of the current compound to include a "grand staircase" and visual connection to the Bandstand. The proposed staircase is this second axis and

forms part of a route which connects the existing footpath running along the southern boundary of the Park with the footpath running through the middle of the Park.

The majority of this proposed route does not require planning permission, as maintenance and improvement works undertaken by a local authority and not involving any structure exceeding 4m or development representing 200 cubic metres is considered to be permitted development by virtue of the Town and Country Planning (General Permitted Development) Order (1995). However, as the application relates to a staircase there are gradient implications arising from the development and as such represents development over 200 cubic metres in volume. In addition the proposal includes engineering works to make uniform the slope of the existing embankment, up which the staircase will be constructed. Therefore, planning permission is required for the staircase and not for the rest of this new footpath.

The proposed staircase is 37.8m in length, with a maximum height of 59m and a lowest height of 48.35m above sea level, where it connects into the existing footpath running through the middle of Barnes Park. Therefore the proposed staircase drops 10.65m over a distance of 37.8m.

At the very top and bottom of the staircase there are 0.8m wide corduroy strips, from which 0.75m high retaining walls run the entire length either side of the staircase. Sitting on top of the retaining walls are wrought iron handrails which have a height of 0.25m. There is also a middle handrail running the entire length of the staircase. The steps themselves consist of flame textured buff yorkstone setts (85mm X 115mm X 250mm) and granite blocks (283mm X 125mm X 500mm).

The application has been supported by a Design and Access Statement, Aboricultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park', Conservation Management Plan, Management and Maintenance Plan and An Archaeological Assessment of Barnes Park report.

TYPE OF PUBLICITY:

Site Notice Posted

CONSULTEES:

English Heritage
Director Of Community And Cultural Services

Final Date for Receipt of Representations: **20.02.2009**

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_1_General provision of recreational and leisure facilities
B_3_Protection of public/ private open space (urban green space)
L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments
CN_23_Measures to conserve/ improve wildlife corridors
SA_48_Identification / protection of strategic multi-user routes
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design Considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance public access to Barnes Park, which is a 'Strategic multi-user route'. It is considered that by providing another pedestrian footpath the proposal contributes to the improvement of this route and as such helps to implement Policy SA48(3) of the Unitary Development Plan (UDP). Furthermore, by improving and extending access to the park the proposal provides greater opportunity for public enjoyment of the park and is therefore considered to positively implement Policy L1 of the UDP.

Design Considerations

It is considered that the relatively simple design approach of the proposed staircase ensures that it sympathetically sits within its context, especially in view of the relatively limited alteration to the gradient of the existing embankment. It is considered that if Members are minded to approve a condition could be included on any approval requiring the submission of materials. Consequently, subject to the imposition of materials condition the proposal is considered to comply with the requirements of policies B2 and T14 of the approved UDP and is considered acceptable.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusion

The highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Proposal: **Restoration of existing bandstand.**

Ward: Barnes
Applicant: Mr Ian Hall
Date Valid: 27 January 2009
Target Date: 24 March 2009

PROPOSAL:

Proposal is for the restoration of the existing Bandstand in Barnes Park, Sunderland. The Bandstand is a Grade II Listed structure and as such Listed Building Consent is required for the works that are proposed. As the Bandstand is owned by the Council, who is also the applicant, it means that if Members are minded to approve the application the Local Planning Authority has to make application to the Secretary of State for the ultimate consent for the proposed works. This process can only commence after the Sub-Committee have indicated they are minded to approve the application.

A Heritage Statement has been submitted in support of the application which states that it is intended to retain as much of the original structure as can be saved, based upon information gained from Heritage Engineering Limited, who are a heritage restoration company employed to sensitively restore the Bandstand.

The existing stepped access to the Bandstand will be replaced with a ramped access in order to comply with the Disability Discrimination Act (1995). It is also proposed to provide a new hardwood floor to match the original bandstand surface. The proposed new balustrade has been designed to match the original design, echoing the existing spandrels emanating from the existing columns that support the roof structure.

The application has been supported by a Listed Building Consent - Heritage Statement, Design and Access Statement, Arboricultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park', Conservation Management Plan, Management and Maintenance Plan and An Archaeological Assessment of Barnes Park report.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted

CONSULTEES:

Director Of Community And Cultural Services
English Heritage

Final Date for Receipt of Representations: **21.02.2009**

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
L_1_General provision of recreational and leisure facilities
L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments
B_3_Protection of public/ private open space (urban green space)
CN_23_Measures to conserve/ improve wildlife corridors
SA_48_Identification / protection of strategic multi-user routes
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design and Conservation Considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance the quality of experience for visitors to the Park by providing a venue for a range of entertainment via the renovation of the Bandstand structure and the development of the surrounding apron as an extended performance space. This will improve and extend opportunities for public enjoyment of the Park and as such positively implements Policy L1 of the Unitary Development Plan, UDP. There is a strategic multi-user route through Barnes Park, however the restoration of the Bandstand, will not serve as an impediment to this route and as such complies with Policy SA48(3) of the UDP.

Design and Conservation Considerations

It is understood that the original pattern for the ironwork is lodged with a heritage restoration company and that the works will be carried out to this original pattern. It is important, however, that the emphasis of the restoration works is placed upon retaining as much of the original fabric as possible, only renewing it where it has been demonstrated that there is no alternative, as it is beyond repair.

The proposed works to the immediate vicinity of the bandstand, including the resurfacing of the existing poor quality hardstanding and the re-grading of the grass bank to create a seating area, are welcomed and should dramatically improve the setting of the Listed structure.

Nevertheless, if Members are minded to approve the application, it is considered that all materials must be approved by the Local Planning Authority prior to the commencement of works. This should include the proposed access ramp and handrail, the surrounding surface materials and any works to the existing structure, including agreement of the final colour and type of paint to be used.

Consequently, subject to the imposition of materials condition the proposal is considered to comply with the requirements of policies B2, B10 and T14 of the approved UD and Planning Policy Guidance 15: Planning and the Historic Environment (1994) and is considered acceptable.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusion

The highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

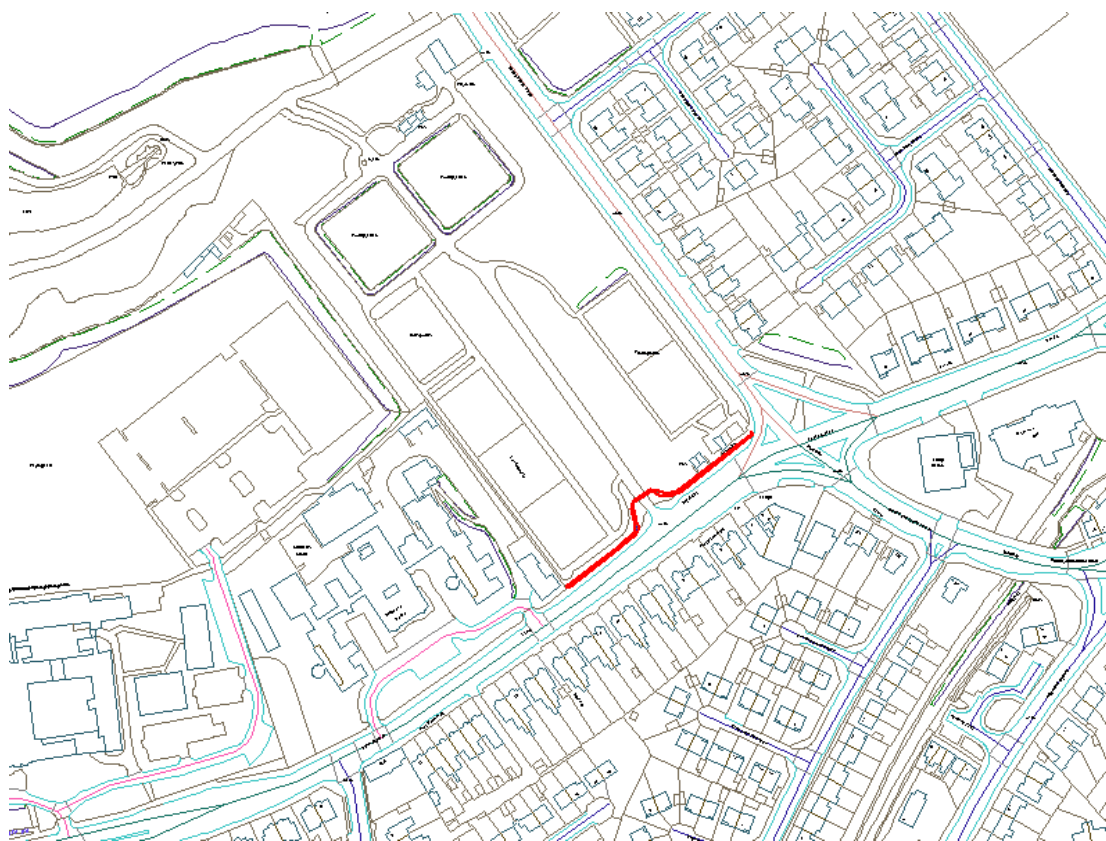
Reference No.: 09/00334/LAL LAP Listed Building

Proposal: **Restoration of existing piers and railings, replacement of existing gates with a style in keeping with the original gates on Durham Road entrance to Barnes Park.**

Location: Barnes Park Barnes Park Road Sunderland

Ward: Barnes
Applicant: Mr Ian Hall
Date Valid: 27 January 2009
Target Date: 24 March 2009

Location Plan



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PROPOSAL:

Proposal is for the restoration of the existing piers and railings and the replacement of the existing gates with a style in keeping with the original gates on at the Durham Road entrance to Barnes Park, Sunderland.

The Durham Road entrance gates are a Grade II Listed structure and as such Listed Building Consent is required for the works that are proposed. As the gates

are owned by the Council, who is also the applicant, it means that providing Members are minded to approve the application the Local Planning Authority has to send the application to the Secretary of State for the ultimate consent for the proposed works. This process can only commence after the Sub-Committee have indicated they are minded to approve the application.

The design of the proposed gates will replicate the design of the existing railings along the Durham Road boundary of Barnes Park. The gates themselves will have a maximum height of 2.9m and each gate will have a width of 1.71m. The Heritage Statement (HS) also explains that consideration had been given to removing the railings to a workshop; however, it was felt that an attempt to remove the railings from their leaded beds would result in severe damage to both railing and coping. It is therefore intended to carry out all works on site taking due regard to public safety.

The application has been supported by a Listed Building Consent - Heritage Statement, Design and Access Statement, Arboricultural Condition Survey, Phase One Habitat Survey 2008, Bird Risk Assessment 2008, An Ecological Risk Assessment for Protected Species, consultation document entitled 'What is your vision for Barnes Park', Conservation Management Plan, Management and Maintenance Plan, Barnes Park Gates & Railings Condition Report & Proposals for Restoration and An Archaeological Assessment of Barnes Park report.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
English Heritage

Final Date for Receipt of Representations: **21.02.2009**

REPRESENTATIONS:

English Heritage considers that the application should be determined in accordance with national and local policy guidance, and on the basis of the Local Planning Authority's conservation advice.

POLICIES:

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

B_2_Scale, massing layout and setting of new developments
B_10_Development affecting the setting of listed buildings
L_1_General provision of recreational and leisure facilities

L_7_Protection of recreational and amenity land
L_9_Retention of land used for allotments
B_3_Protection of public/ private open space (urban green space)
CN_23_Measures to conserve/ improve wildlife corridors
SA_48_Identification / protection of strategic multi-user routes
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The key issues to consider in relation to this application are:

- Policy Considerations
- Design and Conservation Considerations
- Highway Considerations
- Ecological implications
- Landscape Considerations

Policy Considerations

The proposal will enhance the main entrance into Barnes Park and contribute to its enhancement and regeneration, improving the quality of experience for visitors to the Park and as such is considered to be positively implement Policy L1 of the Unitary Development Plan, UDP. Furthermore as there is a strategic multi-user route running through Barnes Park it is considered that the proposal will enhance the connectivity to this route and as such complies with Policy SA48(3) of the UDP.

Design and Conservation Considerations

These proposals are the result of a long period of discussion involving the County Historic Buildings Officer, the Local Planning Authority's Conservation Team and English Heritage. These parties generally agreed that the existing Durham Road gates are not original to the grouping (despite being directly referred to in the List description), but that the stone piers and adjacent railings are original. Therefore within this context the proposal to restore the stone piers and railings is welcomed. Nevertheless, if Members are minded to approve the proposal and the Secretary of State grants consent, any work must be carried out by stone/metalwork specialists respectively. Furthermore it is considered that the restoration specifications, method statements and schedule of works contained within the submitted heritage statement in support of the Listed Building Consent application are appropriate and comprehensive.

Therefore given the conclusion that the gates are not original to the group, and are in extremely poor condition, it is appropriate that the gates are replaced as part of the refurbishment works to the other elements of the Listed group. The proposed design for the replacement gates is an appropriate intervention, which it is understood has been produced by an ironwork specialist and is closely based on the design of the adjacent railings.

Nevertheless, if Members are minded to approve the proposal the Secretary will be asked to incorporate a condition into any Listed Building Consent which

stipulates that the final colour of the gates and railings must be agreed by the Local Planning Authority.

Consequently, subject to the imposition of the above final colour condition and that any work must be carried out by stone/metal work specialists the proposal is considered to comply with the requirements of policies B2, B10 and T14 of the approved UDP and Planning Policy Guidance 15: Planning and the Historic Environment (1994) and is considered acceptable.

Highway Considerations

The highway implications arising from the development are being given further consideration.

Ecological implications

The ecological implications arising from the development are being given further consideration.

Landscape Considerations

The landscape implications arising from the development are being given further consideration.

Conclusion

The highway, ecological and landscaping implications arising from the development are being given further consideration. It is anticipated that this will be completed in time to allow a recommendation to be made on the supplement report.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report