

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.

North
Sunderland

Reference No.: 08/04699/LAP Development by City(Regulation 3)

Proposal: **The artwork named 'C' is a polished granite monolithic work. To mark the end of the C2C cycle route positioned in direct alignment with the stars and to frame the view of Sunderland lighthouse (Roker) at the end of the pier.**

Location: Land Adjacent To Adventure Sunderland Watersports
Centre marine Walk Sunderland

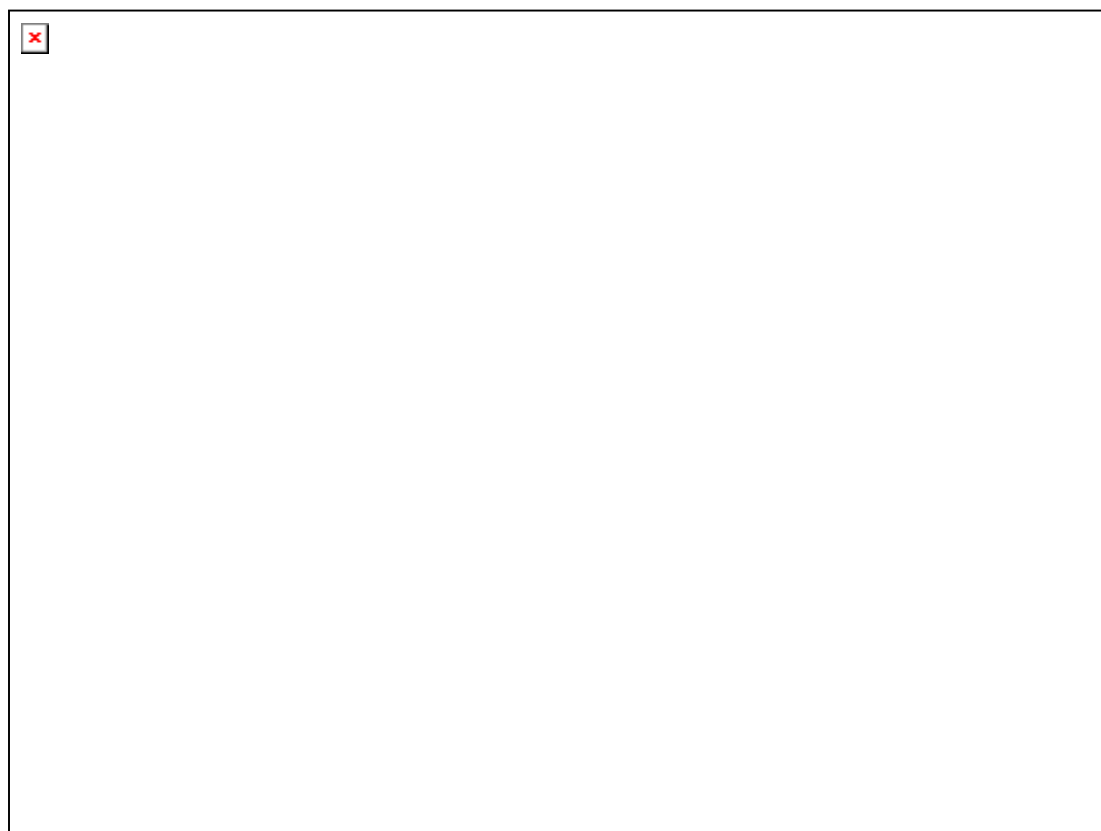
Ward: St Peters

Applicant: Director Of Community And Cultural Services

Date Valid: 17 December 2008

Target Date: 11 February 2009

Location Plan



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PROPOSAL:

Planning permission is sought for a piece of new granite monolithic artwork entitled 'C' which is to mark the end of the C2C cycle route at Sunderland and is positioned in direct alignment with the stars and will frame the view of the Sunderland lighthouse. The artwork is proposed to be located to the east of

Marine Walk, adjacent to Adventure Sunderland, at the west of the adopted highway, but behind (east) of the section of dwarf wall. It is approximately 12m to the north east of the siting shown on the previous application (app. no. 08/03430/LAP). The artwork which takes the form of a rectangular block which measures 3m (length) by 3.3m (height) and 530mm (maximum width) with a centrally positioned circular hole measuring 1.2m in diameter.

As part of the overall scheme, the hard surfacing in the area will be amended with the introduction of a 5.3 m width of silver grey granite setts with black basalt edging strips, with new benches and cycle stands adjacent to the dwarf wall. These works do not require express planning consent.

The Granite Monolithic structure marks the end of the C2C route and is a companion piece linked also to the 'Second Sun', which Members may recall was presented before the Sub-Committee last month. The mirror polished granite reflects its surroundings and the people who come within its vicinity, whilst also reflecting the changes that will inevitably occur around it. The structure will be positioned in direct alignment with the stars that would be visible if looking out from that point towards the sea on Easter Day. The piece also coincides with the end point of the scaled solar system and looks out to the unknown, re-framing and re-contextualising the lighthouse on the pier through the sculptures shutter inspired portal frame.

The purpose of the artwork 'C', as well as the planet way markers and 'Second Sun', is to add interest to the C2C route in light of competition from alternative coastal routes such as the Hadrian route ending in Tynemouth and other end points (Whitby) as well as acting as a tourist attraction in their own right.

A public consultation exercise was carried out on 12th May 2008 and the responses given at that time were generally supportive of the proposal. In addition the application is accompanied by a Heritage Statement and Design & Access Statement.

Members will recall that at the meeting on 25th November the previous application (app. no. 08/03430/LAP) for the erection of artwork entitled 'C', was recommended for approval subject to no further representations being received by 28th November. Following the Committee on 25th November a further objection was received from Adventure Sunderland with regards to the siting of the artwork and its resulting impact on accessibility to the beach and possible Health and Safety implications. The application was subsequently withdrawn as it was agreed that the artwork in that location would result in health and safety issues. The current application is for the revised positioning of the artwork.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

SUSTRANS
Director Of Community And Cultural Services
County Archaeologist

Final Date for Receipt of Representations: **10.01.2009**

REPRESENTATIONS:

No representations have been received to date.

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_3_Protection of public/ private open space (urban green space)
B_14_Development in areas of potential archaeological importance
B_20_Undertake and encourage provision of works of art in major new developments
CN_23_Measures to conserve/ improve wildlife corridors
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
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The main issues for consideration in the determination of this application are:

- the principle of the development;
- the siting, scale and design of the artwork;
- the impact on the character of the Conservation Area.
- the highway implications

Principle

The policies considered to be relevant to the current proposal are B2 and B20 of the Unitary Development Plan. Policy B2 is concerned with the scale, massing, layout and setting of new developments, and seeks to ensure that new developments should respect and enhance the best qualities of the locality.

UDP policy B20 states that art has an important role to play in enhancing the built environment and makes specific reference to the role of art in Conservation Areas and recreational routes. Public art can be used to brighten and enliven the environment, aiding the process of urban regeneration by enhancing the City's attractions.

The artwork subject of this application has been developed following close working relations between Panning Policy and Community and Cultural Services. The proposal forms part of a wider scheme involving artwork features and associated improvement works beginning at Wearmouth Bridge (Second Sun granted consent at the October meeting ref: 08/03431/LAP) and following the

Coast to Coast (C2C) and Walney to Wear (W2W) cycleway eastwards to Roker seafront.

The scheme aims to radically improve the environment for cyclists and visitors alike, whilst also assisting in achieving one of the seven key action points highlighted in a report by the Environment and Community Review Committee, April 2005. As such the proposal is considered to accord with policies B2 and B20 of the UDP.

Siting, Scale and Design

Public art and gateway features can contribute to an area and resonate with a site and its context.

Sunderland's seafront comprising the resorts of Roker and Seaburn, is an important cultural, historic, recreational, environmental and commercial resource for the City. In an attempt to identify the issues facing the seafront today and explore options for its regeneration the Seafront Project Group has been set up to establish a way forward for the Seafront at Roker and Seaburn.

The area subject of this application, Marine Walk, is at the end of the Coast to Coast route, which is completed by between 12,000 and 15,000 cyclists each year. Despite the popularity of the event there is currently no visual feature or sign to mark the end of the route, as can be found at the start of the route in Whitehaven. Therefore the proposed artwork is considered to be a much needed end point to the C2C cycle route, and will give Marine Walk the focal point it currently lacks. Whilst the artwork will not only enhance Marine Walk visually, it will also create a positive image of both the seafront and the City as a whole.

The proposed artwork is to be constructed from a high quality durable material (granite), which is considered to be in keeping with the marine environment. It is hoped that in the longer term further landscape improvements will be made to the immediate area which will further enhance the structure and ensure that it is fully integrated into the public realm.

Impact on the Conservation Area

The artwork lies within the boundary of the extended Roker Conservation Area (2007). The artwork has been sited so as to frame the Grade II listed lighthouse and in doing so draws attention to this impressive structure. The proposal is considered to accord with policy B6 of the UDP which, states that the Council will seek to preserve and enhance the character or appearance of Conservation Areas by promoting environmental improvements and enhancement programmes. In addition, the proposed artwork also adheres to management objective 6 of the Roker Conservation Character Appraisal and Management Strategy, which states that the Council will seek to secure high quality, co-ordinated environmental improvements in all development proposals for Marine Walk.

The artwork, which references St Bede's exploration in calculating the motions of the planets, forms part of a wider artwork trail connecting St Peter's candidate World Heritage Site to the seafront. This approach is in keeping with objective 4

of the Wearmouth-Jarrow Landscape Vision public realm strategy (2008) to develop on cultural and historical links between the two areas. The proposal is therefore considered to be in keeping with the strategy's recommendation that public art should be integrated within the streetscape and the scholarly tradition of Bede highlighted along the route.

In conclusion the proposal is supported in both urban design and conservation terms and accords with the objectives of the Seafront Project Group.

The County Archaeologist has confirmed that because of the shallow foundation works required for the artwork that it is unlikely to have any impact on any potential archaeological remains. Consequently, no archaeological condition is required and the scheme is considered to accord with policy B11 of the adopted UDP.

Highways

Policy T17 (Environmental Improvements) of the UDP is considered to be relevant this proposal. The policy states that measures to secure environmental improvements and reduce the harmful effects of traffic congestion will be devised and implemented within conservation areas and other environmentally sensitive localities.

The proposed artwork is shown to be adjacent, but not within, the adopted highway. However, if the foundations or any other works affect the adopted highway, contact must be made with the Council's Highways' Maintenance section. An informative will be imposed on any grant of consent to this affect. As such, the proposal is considered to be in accordance with policy T17 of the UDP.

Conclusion

The artwork is considered to be appropriate by way of its siting, size and design, providing an end point and environmental improvement to the C2C route. The design of the proposal is considered to be sympathetic to the character and appearance of the Roker Conservation Area and as such will not have any adverse impact on the surrounding historic environment.

The period for the receipt of representations does not expire until 10 January 2009. Any representations received between the preparation of this report and the committee meeting will be reported to the Sub Committee. Members are therefore advised to be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to no further representations being received by 10 January 2009 and subject to the conditions set out below.

RECOMMENDATION: Members be minded to 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 Before the development hereby approved is commenced the details of the colour finishes of the proposal shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall then be implemented in complete accordance with the approved details, in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

