

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.

Reference No.: 08/02559/FUL Full Application

Proposal: Development of 57 no. 2, 3 and 4 bed houses, 27 no. 2 and 3 bed apartments including stopping up of highway and change of use to private development, with associated landscaping and improvement works to existing dwellings.

Location: Land South Of Faber Road Southwick Phase 5 Sunderland

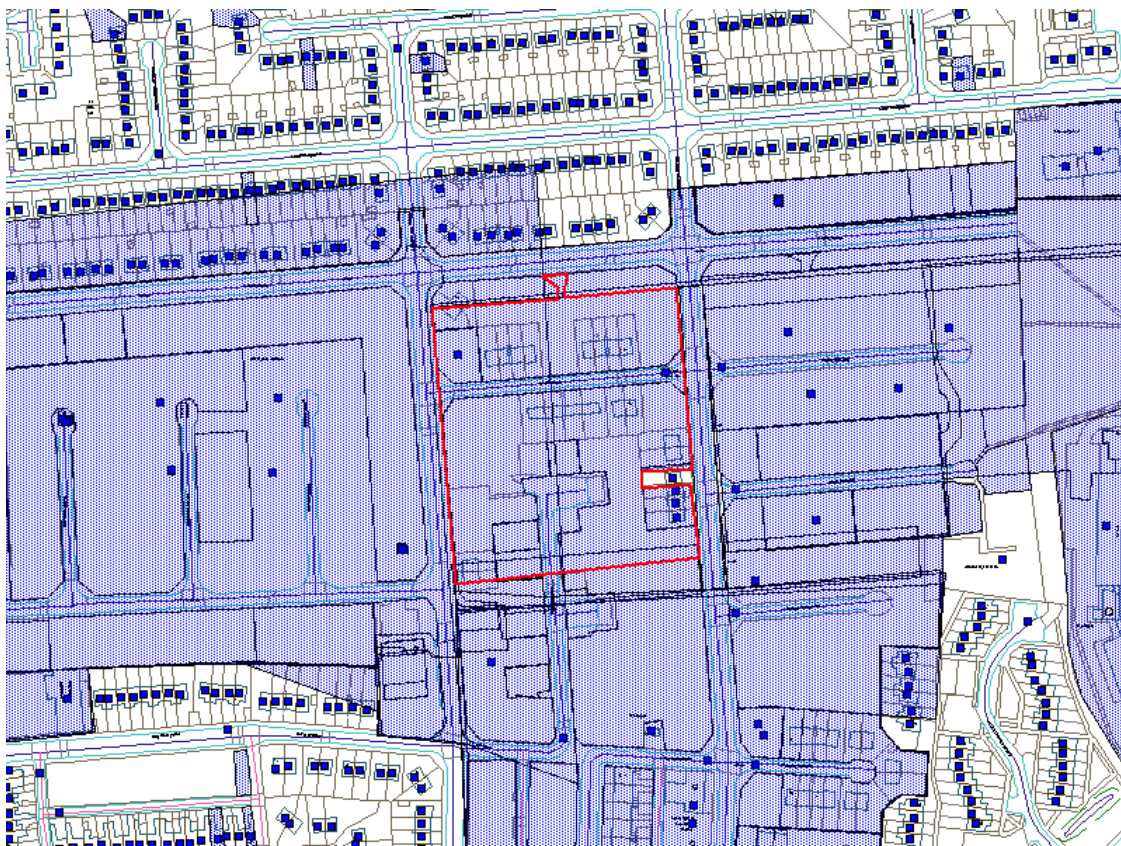
Ward: Southwick

Applicant: Riverside Developments Ltd

Date Valid: 1 July 2008

Target Date: 26 August 2008

Location Plan



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PROPOSAL:

The application seeks consent for the erection of 84 residential dwellings comprising:

- 18no 2 bedroomed apartments
- 9no 3 bedroomed apartments
- 1no 2 bedroomed town house
- 35no 3 bedroomed townhouses
- 21no 4 bedroomed townhouses

The proposed development site is an area of 1.372 ha located in the centre of the "Southwick Masterplan Area". The site is bounded to the north by Faber Road to the west by Beaumont Street and Phase 2 of the development and to the east by Shakespeare Street and Phase 4.

The site is situated in a prominent and highly accessible location close to Southwick Green, a local centre containing local shops and services.

The Southwick Regeneration Masterplan was adopted by the City Council's Cabinet as interim Planning Policy in January 2006.

Phases 1 to 4 of the Southwick redevelopment have previously received planning approval, with phases one and two building under construction at the present time.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Northern Electric
Director Of Childrens Services
Gentoo Group Ltd.

Northumbrian Water
Director Of Community And Cultural Services

Force Planning And Police Architectural Liaison Officer

Final Date for Receipt of Representations: **01.08.2008**

REPRESENTATIONS:

No representations received

POLICIES:

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

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

H_1_Provision for new housing

H_12_Maintenance and improvement of Council housing

H_13_Encouragement of continued investment in existing private housing

B_1_Priority areas for environmental improvements

B_2_Scale, massing layout and setting of new developments

H_13_Encouragement of continued investment in existing private housing

H_2_Priority for conserving, maintaining and improving existing housing

H_2_Priority for conserving, maintaining and improving existing housing

H_4_Density of housing development to at least reflect that of the locality

H_21_Open space requirements in new residential developments (over 40 bed spaces)

L_5_Ensuring the availability of Public Parks and amenity open space

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

EN_12_Conflicts between new development and flood risk / water resources

EN_15_Promoting / encouraging the reclamation of derelict land for appropriate uses

T_22_Parking standards in new developments

COMMENTS:

The main issues to consider in the determination of this planning application are:

- Principle of Development
- Design and Layout
- Impact upon residential amenity
- Highway access and car parking arrangements

Principle of Development

The proposed development is considered to comply with the requirements of planning policy at a national, regional and local level.

In terms of national policy, Planning Policy Statement (PPS) 1: Delivering Sustainable Development; PPS 3: Housing and PPG 13: Transport are relevant.

In relation to PPS1, it is considered that the proposed development will assist in the promotion of urban regeneration by ensuring a sustainable development that reduces dependence on the private car and promotes high quality urban design through built development at an appropriate level.

PPS 3 sets out the Government's policy and objectives for housing. The proposed development of Southwick Phase 5 is considered to comply with the requirements of PPS 3 by contributing to the mix of housing available within Southwick and emphasising high quality design and promoting sustainability.

The proposed development is considered to comply with the requirements of PPG 13 through its location near to existing shops and services which reduces dependence on use of the private car.

In terms of regional planning policy, Regional Planning Guidance for the North East (RPG 1) is relevant. It is considered that the proposed development complies with the requirements of RPG 1 by making use of a brownfield site for housing, contributing to provision of a greater choice of housing and by proposing development of an appropriate density of 61 dph.

At the local level the proposed development is considered to comply with all relevant adopted Unitary Development Plan policies. Further, the proposed development site is located in an area allocated for housing improvements and is within the adopted Southwick Masterplan area.

The proposed development is therefore considered to be acceptable in principle.

Design and Layout

The proposed development site is roughly square in shape with the red line boundary of the planning application excluding number 87 Shakespeare Street, which has been retained as a privately owned dwelling.

The proposed layout comprises dwellings arranged in a linear arrangement around and within a loop road.

The proposed development offers dwellings of two and three storeys with the height of development stepping up towards street corners and towards the centre of the streetscape in an attempt to offer a varied streetscene. The proposed development achieves the minimum separation distances required between existing and proposed dwellings. 21 metres being retained between existing two-storey properties and proposed development and 26 meters between 2 and 3 storey properties.

The proposed dwellings are each considered to provide adequate private outdoor amenity space and all dwellings incorporate at least one car parking space. Visitor parking is provided throughout the site in the form of road side lay-by type spaces and also within the parking courts which are positioned adjacent to the proposed apartment blocks.

A limited amount of landscaping is proposed in connection with the proposed development, however, there is a large area of the 'Green Route', an area of linear parkland extending through the whole of the Southwick redevelopment (required as a part of the Masterplan) located immediately to the southern boundary of Phase 5. There is also a pedestrian footpath providing some connectivity to the east (adjacent to 87 Shakespeare Street), this footpath is set within an area of landscaping.

The proposed development is considered to comply with the requirements of policy B2 of the approved UDP and the associated supplementary planning guidance and hence to be acceptable in terms of design and layout, based upon the assumption that the Section 106 agreement detailed below is completed by 30th September 2008.

Children's Playspace

Under normal circumstances a development of this size would require an equipped children's play area (designed and built to the Council's specification) to be located within the development. However, in this instance the developer

has indicated that they cannot satisfactorily locate such a play area on site. Under these circumstances UDP policy H21 allows for a financial contribution towards the provision of new, or the upgrading of existing, off site play facilities is payable to the Council through a Section 106 legal agreement. An agreement to this effect is currently being drafted by solicitors. It is anticipated that the Section 106 agreement providing a financial contribution of £57120 (Calculation based upon 84 (dwellings) x £680) towards off site play at Thompson Park, Grosvenor Street play area and/or Southwick School will be signed and legally sealed by the statutory 13 week target date of: 30th September 2008. However, in the event that a Section 106 agreement is not signed and sealed by this date the application will be refused as set out in the recommendation below due to inadequate play provision being provided on the development site.

Impact Upon Residential Amenity

The proposed development is considered to be acceptable in terms of residential amenity. The proposed dwellings are compliant with the requirements of the Council's Residential Design Guide respecting the minimum separation distances between properties, it is therefore very unlikely that the proposed development will result in any unacceptable overlooking towards any nearby existing property i.e. number 87 Shakespeare Street or those properties located on the north side of Faber Road.

With respect to the four properties to be retained on site: Number 87 Shakespeare Street is to be retained as existing. This has been agreed with the owner occupier of number 87. The three dwellings adjoining number 87 are to be refurbished.

The three terraced properties to the south of number 87 Shakespeare Street will be upgraded to meet current housing requirements with external treatments remaining modest in order that the remodelled houses do not render number 87 an alien feature within the developing streetscene. The new dwellings proposed are considered to be of an appropriate scale and design, it is therefore considered unlikely that the proposed development will result in any loss of visual/residential amenity within the Southwick area.

Highway access and carparking

Further consideration of the highway access and car parking arrangements for the site is required. It is anticipated that these considerations will be concluded prior to the meeting of the development control sub-committee and reported on the Supplementary report accordingly.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

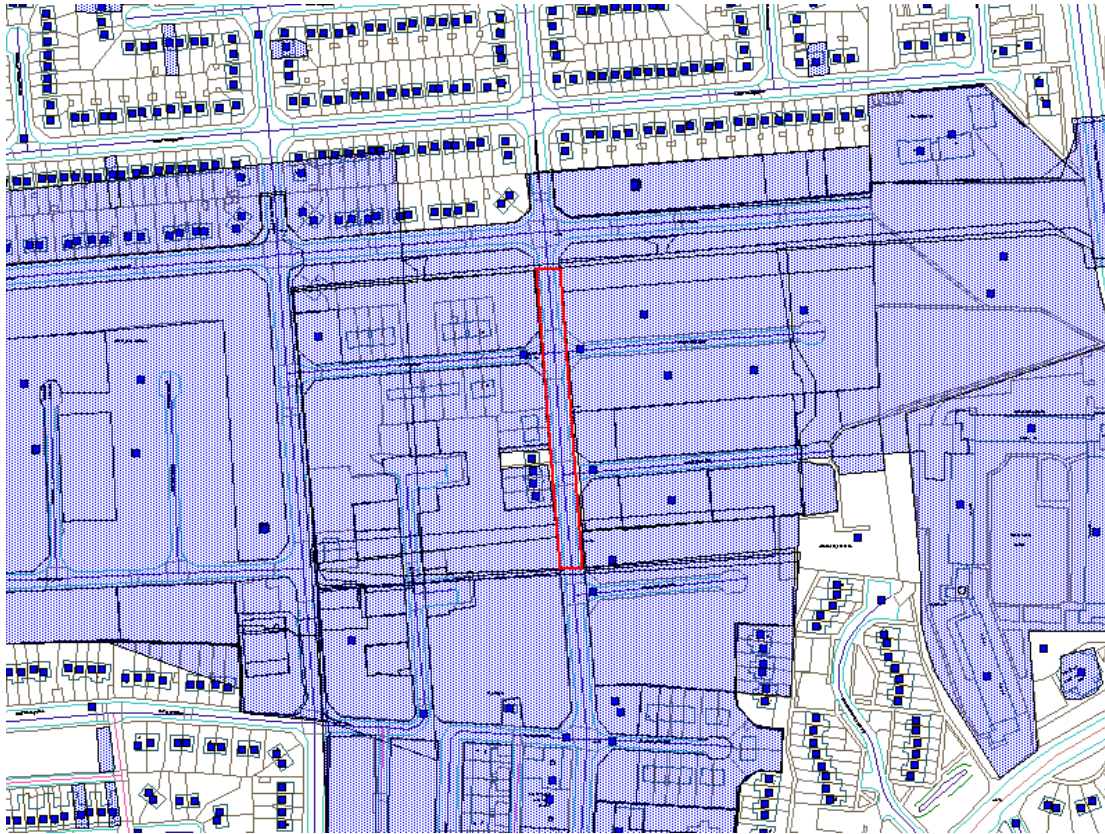
Reference No.: 08/02916/FUL Full Application

Proposal: **Proposed landscaping and resurfacing of Shakespeare Street, South of its junction with Faber Road, including change of use from all purpose highway to footpath/ cycleway.**

Location: Shakespeare Street Southwick Sunderland

Ward: Southwick
Applicant: Gentoo Homes Ltd
Date Valid: 22 July 2008
Target Date: 16 September 2008

Location Plan



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PROPOSAL:

This application seeks consent to change the use of Shakespeare Street in Southwick from vehicular highway to footpath and cycleway with associated resurfacing and landscaping proposed. The area of Southwick affected by the proposal is the area from the junction of Shakespeare Street with Faber Road to the point at which Shakespeare Street meets the Green Route and the new Southwick School.

The proposed change of use forms a part of the Southwick Masterplan which seeks to alter the nature of demand for housing in the Southwick area by changing perceptions of the area, bringing about a positive change for existing residents, businesses and investors. The primary aim of the Masterplan is to stimulate market demand for housing and improve housing conditions generally within the area. The Southwick Masterplan aims to raise the profile of Southwick by raising the areas profile as a desirable place to live and work, the pedestrianisation of Southwick is a part of this improvement.

Shakespeare Street forms a north-south divide between the Phase 4 (planning ref: 07/04679/FUL approved 16.01.08) and Phase 5 (Planning ref: 08/02559/FUL pending decision) housing areas, crossing the proposed "Green Street" and linking to the site of the new Southwick Community School.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Final Date for Receipt of Representations: **19.08.2008**

REPRESENTATIONS:

No representations 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

T_8_The needs of pedestrians will be given a high priority throughout the city.

T_9_Specific provision will be made for cyclists on existing/new roads and off road

T_10_Protect footpaths; identify new ones & adapt some as multi-user routes

COMMENTS:

Shakespeare Street is currently hard surfaced to its full width of 12m, comprising a central road with pavement to either side. It is proposed to narrow the road to a 5m width, accommodating a gently curving footpath/cycleway, to tie in with the pedestrian boulevard currently under construction as part of the new school development. Likewise the proposed paving would be 450x450mm concrete flag paving with a trim of sett paving to match the boulevard to the south. These proposed materials will also help provide a contrast to the materials used in the Green Street area giving the route a distinctive and more formal character. Concrete flag paving will be specified at a suitable depth to allow occasional vehicular traffic i.e. maintenance vehicles and emergency services, access when required.

Houses facing onto the area are proposed to have access paths surfaced in concrete flag paving to match the paving used on the main boulevard. Links will also be made to footpaths on either side of the boulevard, allowing circulation through to the new Phase 4 and Phase 5 housing areas. It is considered that this approach is acceptable as it will provide the pedestrianised area with high levels of natural surveillance and will promote the use of the route by occupiers of the newly built properties in phases 4 and 5.

It is proposed that the access point from Faber Road will be closed to vehicles with bollards being placed at the entrance to the pedestrian area to stop vehicles from entering. Some collapsible bollards will be included to allow for occasional access by authorised vehicles.

It is proposed that street furniture will be spaced along this route to provide litter bins and occasional resting places, but seating will only be located in areas with high levels of natural surveillance and will generally be formed of single units to prevent the congregation of large groups.

Trees are proposed to be set within tree grills along the boulevard, to create a green avenue. The species of trees selected for use in these areas are those that will retain a compact, columnar shape to maintain a clear access route through the street. It is proposed to plant the trees at semi-mature size, to minimise the risk of vandalism. Due to existing services in the area trees will be planted in pits lined with root barriers to help prevent future maintenance programmes. Trees have been positioned to in order to best avoid the routes of known services.

Ornamental shrub planting is proposed either side of the boulevard to soften the area and create a buffer between the footpath/cycleway and adjacent properties. Low-growing, robust species up to around 750mm in height will be used to ensure planting does not become too overgrown or create hiding places, and flowering species will be included to add seasonal interest and variety. Soft landscaping in this area will also help connect the tree planting on Faber Road with the Green Street helping to develop wildlife corridors around the site.

The proposed development is considered to be broadly acceptable and complies with the requirements of policies T8: Pedestrians; T9: Cycling and T10: Paths and Multi-user Routes of the adopted UDP and policies CS8 and CS9 of the Core

Strategy Document. However, some further consideration of the highway aspects in relation to this application are required. It is anticipated that these considerations will be concluded prior to the meeting of the Development Control Sub-Committee and reported on the Supplement accordingly.

RECOMMENDATION: Dir.of Dev. and Regeneration to Report

Reference No.: 08/02918/SUB Resubmission

Proposal: Development of 95 2,3 and 4 bed detached and semi-detached units for rent, 14 2 and 3 bed 2 storey detached and semi-detached units for sale and 8 2 bed apartments also for sale. Improvements to Faber Road, including extension of Faber Road to connect with Carley Hill Road, and signalisation of junctions at Carley Hill Road and Old Mill Road. Erection of temporary site compound as well as temporary change of use of existing Church hall to Office Accommodation for duration of works. Highway stopping up and change of use from highway to residential open space.

Location: Land South Of Faber Road Southwick Phase 2 Sunderland

Ward: Southwick
Applicant: Gentoo Homes Ltd
Date Valid: 22 July 2008
Target Date: 16 September 2008

Location Plan



PROPOSAL:

Southwick Phase Two, which is the subject of this application, is located on the south side of Faber Road and has Beaumont Street to the east and Old Mill Road to the West. This phase of development also includes the first phase of the linear park which is proposed to link Old Mill Road with Beaumont Street and is proposed to be developed through subsequent phases to link through to Carley Hill Road.

This application constitutes a resubmission of a previously approved development. Members may recall that this scheme was considered and approved at their meeting of 3rd July 2007 under planning reference 07/01885/FUL. This application has been submitted in order to regularise some minor amendments to the proposed scheme, these amendments are highlighted specifically further in this report.

Consent is sought for residential development in the form of 95 two, three and four bedroom detached, semi-detached and terraced houses and 14 two and three bedroom detached and semi-detached houses and 8 two bedroom apartments. The proposed development forms phase 2 of Sunderland Housing Group's (now Gentoo's) larger redevelopment of the Southwick area. The proposed development is designed in order to continue the contemporary architectural approach developed by Phase 1 (Planning Application 07/00399/FUL. approved 03.04.07).

The proposed development site is currently occupied by a mixture of vacant dwellings and cleared sites.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Crime Prevention Officer
Fire Prevention Officer

Director Of Community And Cultural Services
Director Of Childrens Services

Northumbrian Water

REPRESENTATIONS:

No representations received

POLICIES:

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

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
B_2_Scale, massing layout and setting of new developments
B_1_Priority areas for environmental improvements
B_19_Creation of a "user friendly" environment
H_21_Open space requirements in new residential developments (over 40 bed spaces)
T_22_Parking standards in new developments
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

The main issues to consider when assessing this application are:

- The Principle of the Development.
- Highway Access and Car Parking
- Design and Impact Upon Visual Amenity
- Impact Upon Residential Amenity
- Impact of Minor Amendments Proposed

Principle of the Development

The proposed development is considered to comply with the requirements of National Planning Policy in the form of Planning Policy Statement (PPS) 1 Delivering Sustainable Development (2005); PPS 3 Housing (2006); In addition to this the development proposed is considered to incorporate and reflect the key principles advocated by Regional Planning Guidance for the North East (RPG1).

The application site is an area defined on the UDP proposals map as "white land" therefore the proposed development would be required to comply with the requirements of Policy EN10 of the adopted UDP which requires that proposals for development should be compatible with the principle use of the neighbourhood. In this instance residential use is predominant and is therefore considered to be acceptable in principle.

Further, the application site forms a significant part of the Central Southwick Regeneration Masterplan area. The Masterplan seeks to stimulate market demand housing in the area through a significant clearance and rebuilding programme aimed at improving housing stock and promoting choice and quality

of housing. The Masterplan was adopted as interim Planning Policy in January 2006. As the application site forms a significant part of the Masterplan area, and the proposed development complies with the requirements of the Masterplan it is considered that the proposed development is acceptable in principle.

In addition, the proposed development of 117 residential dwellings in this location has been previously approved under planning reference 07/02918/SUB. The principle of developing 117 houses in this location has therefore been established on this site.

Highway Access and Carparking

The application provides parking provision to accommodate 200% car parking. Car parking is proposed in the form of garages and residents in-curtilage parking and parallel visitor parking. 200% resident parking and 33% allocated visitor parking is in excess of both PPG13 and the current City of Sunderland car parking requirements. Additional visitor car parking areas will also be provided as part of the Faber Road upgrade and carriageway widening works approved as part of planning application 07/00399/FUL and 07/04798/SUB.

The proposed highway access and car parking arrangements are considered to be acceptable.

Design and Layout

Southwick phase two includes seven different house types and one apartment type. The house types include a variety of brick, render and timber in their design and incorporate pitched and monopitched roofs. Each of the house types provides private amenity space (garden area) for occupants and also provides car parking within close proximity.

The contemporary design of the proposed houses is considered to be acceptable and closely reflects the house types approved on Phase 1 (planning references 07/00399/FUL and 07/04798/SUB) of the development providing the opportunity to provide a cohesive form of development across the site.

It is considered that the proposed development represents a high quality contemporary solution to the redevelopment of the Southwick area.

The first phase of the proposed "green route" through the Southwick area forms a part of this planning application.

It is considered that the irregular line of landscaping and planting proposed will enhance the green route adding visual interest to the area and an opportunity for informal leisure. The proposed footpaths will also provide direct pedestrian access to individual units and promote greater levels of human activity within this space thereby improving levels of natural surveillance and security. Subsequent phases of the redevelopment of Southwick include further extension of the green route eventually connecting Old Mill Road with Beaumont Street.

A detailed landscape and planting plan has been submitted in connection with the proposed development. The submitted landscape and planting plan is considered to be acceptable.

In terms of design and layout it is considered that the application is in accord with the requirements of policy B2 of the approved UDP.

Impact upon Residential Amenity

The proposed development is considered to be acceptable in terms of the separation distances between properties and each dwelling is considered to have adequate levels of private outdoor amenity space (garden area). It is considered unlikely that the proposed development will result in any detrimental impact upon residential amenity for occupiers of existing adjacent residential property or the future occupiers of the residential development proposed.

Impact of Minor Amendments Proposed

- Solar Panels

Revision of the location and configuration of solar panels to all residential units and the addition of solar panels to the property that will be offered for sale.

- Revised House Types

A substitution of house types is proposed on plot numbers 68, 73 and 78. The substitution involves substituting three units of approved house type 16 (2 bedroomed houses) with house type 17 (3 bedroomed houses). In terms of elevational detail the main differences between the two house types are: different fenestration arrangement, house types 17C and 17D now incorporate a monopitched roof and solar panels have been removed from house type 17C. The proposed substitution of house types will not result in any unacceptable loss of residential amenity for future occupiers of the subject properties or any of the properties proposed to surround them, similarly the proposed substitution is considered acceptable in terms of visual amenity and impact upon the proposed streetscene.

- Omission of Garage

Plot 26 was previously approved with a garage. This garage has now been omitted from the scheme and a continuation of drive-length located in its place.

The omission of this garage is considered to be acceptable in planning terms with plot 26 benefiting from two private off road car parking spaces.

- Rear Gardens

The rear gardens and on-plot car parking areas throughout Phase 2 have been rationalized to accommodate compost bins, the rear boundary walling has been amended very slightly to accommodate the addition of these compost bins.

- Access Paths from dwellings to Green Street

Some minor variation to the access paths from the Green Street to the adjacent dwellings are proposed. These minor variations comprise some reconfiguration of the precise location of the paths. However, these minor amendments are considered to be acceptable and are not considered to be a significant departure from the form of development previously approved under planning reference 07/01885/FUL.

- Electricity Meters Relocated

It is proposed to relocate the electricity metres from the front elevation of the detached and semi-detached dwellings on Phase Two, to the gable elevations of these properties.

It is considered that the relocation of electricity meters in this way will improve the design detail on the front elevation of the detached and semi-detached properties. The proposed relocation of electricity meters is therefore considered to enhance visual amenity and is therefore considered to be acceptable.

- Entrance Canopies

Supporting posts have been added to some of the canopies located to the front elevation of the proposed dwellings. The addition of such canopies is considered to be acceptable and unlikely to have any significant detrimental effect upon visual amenity or upon the street scene.

- Render

The plans approved under planning reference 07/01885/FUL indicated render on some house types which was positioned two courses of brick above ground level. It is now proposed that the render will be positioned four courses of bricks above ground level. This minor amendment to the positioning of render on the dwellings proposed is considered to be acceptable in terms of visual amenity and unlikely to have any unacceptable impact upon the streetscene.

- Fenestration

Some very minor amendments to the positioning of windows on previously approved house type are proposed. These very minor repositionings are considered to be acceptable and unlikely to have any unacceptable detrimental impact upon the proposed housing development.

- Repositioning of Visitor Parking Bays

It is proposed that two visitor parking bays located opposite to plots 112 and 113 be very slightly re-positioned. The repositioning of these car parking bays is considered to be acceptable.

Temporary Change of Use of Church Hall

A temporary change of the use of the existing Holy Trinity Church Hall is proposed as a part of this application. It should be noted that this temporary use has already been implemented under the provisions of approved planning permission 07/01885/FUL.

The church hall is being used as temporary facilities for the construction workers on site implementing the Southwick development. There is no alteration to the external appearance of the building proposed and on completion of the works the building (which is currently being leased to Gentoo) will revert back to its established use as a Church hall.

The use of the Church Hall as temporary welfare facilities is considered to be acceptable. A condition restricting the hours that the facilities can be used will be attached to any approval granted, though the applicant has confirmed that the hours that the facilities are in use do not exceed the proposed restrictions of 7:30 - 16:30, Monday to Friday, 7:30 - 13:00 Saturday and not at all on Sundays.

Provision of Children's Playspace

The proposed development does not include provision for on site play facilities. In order to mitigate for this and to comply with the requirements of Policy H21 of the adopted Unitary Development Plan the applicant has agreed to enter into a Section 106 agreement in order to provide a sum of £79560 towards play facilities off site at the new Southwick School. Negotiations concerning the section 106 agreement are currently being undertaken.

CONCLUSION:

It is recommended that the sub-committee delegate the decision to the Director of Development & Regeneration to either:-

1) Grant Permission subject to conditions and subject to completion of a Section 106 agreement by 21 October 2008 or such other date as is agreed by the Director of Development and Regeneration.

The legal agreement to secure the following:-

Provision of or upgrading of existing off site children's play facilities

or

2) Refuse permission should the legal agreement not be completed by 21 October 2008 or such other date as is agreed by the Director of Development and Regeneration.

RECOMMENDATION: Delegate to the Dir. of Dev. & Regeneration to either:-

1) Grant Permission subject to conditions and subject to completion of a Section 106 agreement by 21 October 2008 or such other date as is agreed by the Director of Development and Regeneration.

or

2) Refuse permission should the legal agreement not be completed by 21 October 2008 or such other date as is agreed by the Director of Development and Regeneration.

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 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces,

including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

- 3 Before the development hereby approved is commenced, precise details of the siting of the proposed sub-station on the site shall be submitted in writing to the Local Planning Authority the approved scheme shall then be fully implemented to a timetable to be agreed in writing with the Local planning authority. Unless otherwise first agreed in writing with the Local Planning Authority. In the interest of residential amenity and to achieve a satisfactory form of development on site and to comply with the requirements of Policy B2 of the adopted UDP.