Sunderland City Council

Development Control (South Sunderland) Sub-Committee

23 February 2016

REPORT FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR OF COMMERCIAL DEVELOPMENT

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 SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

South Sunderland

S1	Former Littlewoods Call Centre, Commercial Road, Sunderland, SR2 8QS
S4	Ryhope Recreational Park, Ryhope Street South, Sunderland

Sunderland City Council

Development Control
(South Sunderland) Sub-Committee

REPORT **23 February 2016**

Number: S1

Application Number: 15/01704/LP3

Proposal: Partial demolition of commercial building with rearmost section modified and retained.

Location: Former Littlewoods Call Centre, Commercial Road, Sunderland, SR2 8QS

As set out in the main report, it is considered that the principle of the development is acceptable without raising concerns in terms of ecology, public health or flood risk. The proposal is not considered likely to compromise the remaining employment land or visual and residential amenity. In addition, the proposal does not raise any concerns in terms of pedestrian and highway safety subject to compliance with the suggested conditions on the main report.

However, at the time of writing the main report, the proposal was still being considered by Network Rail with the consultation period not expiring until 26 February 2016.

Notwithstanding the above, Network Rail has considered the proposal and provided a detailed response, recommending a condition and informative be attached to the decision notice, in order to safeguard the adjacent railway.

For the avoidance of doubt, the comments provided by Network Rail include a requirement for the mutual boundary to be maintained at all times whilst it was advised that demolition and refurbishment works must not endanger the safe operation of the railway or the stability of the adjoining Network Rail Structures. In this regard it was advised any demolition must be completed in accordance with a method statement agreed with Network Rail prior to commencement. This requirement forms part of the suggested revised condition detailed below.

In addition, it was stated the method statement should include an outline of the proposed method of construction, risk assessment in relation to the railway and construction traffic management plan. Furthermore an asset protection agreement may be required where works cannot be carried out in a "fail-safe" manner. This would require works to be restricted to periods when the railway is closed to rail traffic and must be booked via Network Rail's Asset Protection Project Manager. A minimum notice period of 20 weeks is applicable.

Finally it was noted that access to railway land must remain unobstructed and available at all times. This includes all roads, paths or ways providing access to any part of the railway undertaker's land. In this instance, access to the railway tunnel on Promenade should remain open and unobstructed at all times during demolition works.

CONCLUSION

With regard to the above comments, it is considered that the implications of the development proposals in respect to the nearby railway infrastructure are acceptable subject to the imposition of the revised condition detailed below. An informative has also been placed on the application so that the agent and applicant are aware of the implications of the remaining matters raised by Network Rail outlined above.

Consequently, and as all other relevant material considerations have been found to be acceptable, for the reasons set out in the main report, it is recommended that Members grant consent subject to the imposition of the following revised condition and the expiry of the outstanding consultation period on the 26 February 2016.

RECOMMENDATION: Grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to no objections.

AMENDED CONDITION 3:
The development hereby approved shall not commence until a method statement for the demolition and refurbishment works has been submitted to and approved in writing by the Local Planning Authority. Demolition and refurbishment works must not endanger the safe operation of the railway or the stability of the adjoining Network Rail structures and should be carried out in a "fail-safe" manner. The method statement shall include:

- days and hours of working
- siting and organisation of the construction compound and site cabins
- routes to and from the site for construction traffic
- measures to ameliorate noise, dust, vibration and other effects
- the proposed method of construction
- risk assessment in relation to the railway
- construction traffic management plan

in the interests of the proper planning of the development, to protect the amenity of adjacent occupiers, to maintain the safety, operational needs and integrity of the railway and to comply with policies B2 and T16 of the UDP.

Number:	S4
Application Number:	16/00054/LP3
Proposal:	Installation of ball stop posts and netting in front of existing ball stop nets
Location:	Ryhope Recreational Park, Ryhope Street South, Sunderland

As detailed in the main report, the development proposed by the application is considered to be acceptable in principle, whilst the proposal raises no significant concerns in respect of visual and residential amenity. The proposed development is therefore considered to comply with the requirements of the core principles and paragraph 74 of the NPPF and policies L1, L7 and B2 of the UDP.

At the time of writing the main report, however, the period for receipt of public consultation had not yet ended, whilst a consultation response from Sport England was also awaited.

Sport England has since provided their consultation comments, which confirm there to be no objection to the development in relation to the continued use of the football pitch - the comments confirm that the development proposal is considered to satisfy Sport England's Playing Fields Policy, on the basis that the netting is ancillary to the principal use of the site as a playing field and will not affect the quantity or quality of the pitch or adversely affect its use.

With regard to public consultation, to date, no representations have been received, but the consultation period does not expire until 2nd March 2016. In order to facilitate the determination of this planning application in an expedient manner, it is recommended that Members be minded to Grant Consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992.

In the event any representations are received which raise issues material to the determination of the planning application and which have not been covered by the main report or this report for circulation, the application, together with details of the representation(s) received, will be referred back to Members for their consideration.

RECOMMENDATION: Members be MINDED TO GRANT CONSENT in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to no objections raising material issues being received by 2nd March 2016 and the conditions set out in the main report.