

**DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE**

AGENDA

**Meeting to be held in Committee Room No. 1 on Monday, 2nd
July, 2018 at 4.00p.m.**

ITEM	PAGE
1. Receipt of Declarations of Interest (if any)	
2. Apologies for Absence	
3. Applications made under the Town and Country Planning Acts and Regulations made thereunder	1
Report of the Executive Director of Economy and Place (copy herewith).	

**E. WAUGH,
Head of Law & Governance.**

Civic Centre,
SUNDERLAND.

22nd June, 2018

Item 3

Development Control (South Sunderland) Sub-Committee

2nd July 2018

REPORT ON APPLICATIONS

REPORT BY THE EXECUTIVE DIRECTOR OF ECONOMY AND PLACE

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Executive Director of Economy and Place determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. 18/00645/LBC
The Gatehouse Ryhope Pumping Station Waterworks Road Ryhope
Sunderland SR2 0ND
2. 18/00646/FUL
The Gatehouse Ryhope Pumping Station Waterworks Road Ryhope
Sunderland SR2 0ND

COMMITTEE ROLE

The Sub Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Sub Committee Chairperson or the Development Control Manager (0191 561 8755) or email dc@sunderland.gov.uk.

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 (Development Management Procedure) (England) Order 2015.

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 Economy and Place Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre

Executive Director Economy and Place

Reference No.: 18/00645/LBC Listed Building Consent

Proposal: **Erection of a 1.6 metre high internal perimeter fence, access gates and installation of 4 no. life buoy stands**

Location: The Gatehouse, Ryhope Pumping Station, Waterworks Road, Ryhope, Sunderland

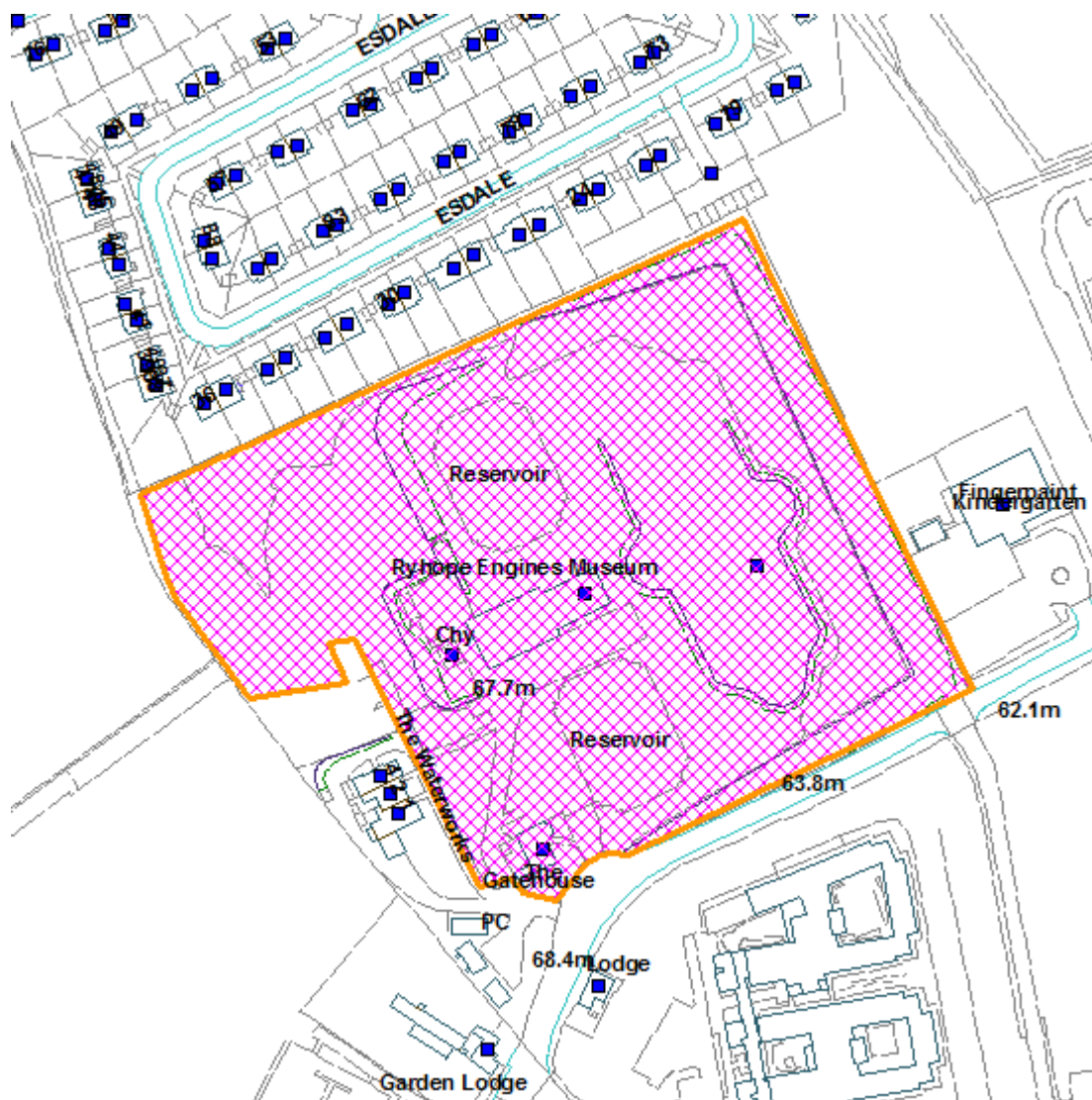
Ward: Ryhope

Applicant: Northumbrian Water Ltd

Date Valid: 13 April 2018

Target Date: 8 June 2018

Location Plan



*This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2016.

PROPOSAL:

Listed building consent is sought for the erection of a 1.6 metres high internal perimeter fence, access gates and installation of 4 no. life buoy stands at The Gatehouse, Ryhope Pumping Station, Waterworks Road, Ryhope, Sunderland.

The proposed development affects the setting of the listed buildings by virtue of the scale and siting of the individual pieces of apparatus.

Ryhope Pumping Station is a landmark Grade II* listed building, built to the designs of the renowned water Pumping Station architect Thomas Hawksley and notable for its impressive grand classical style and its boiler chimney that can be seen from many miles around. The Gatehouse and former workers cottages are built in the same style, albeit more restrained, as the Pumping Station, and together make an impressive historic group and tell the story of the pumping station site.

This Listed Building Consent application has been accompanied by a full planning application ref: 18/000896/FUL.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Ryhope - Ward Councillor Consultation

Final Date for Receipt of Representations: **22.05.2018**

REPRESENTATIONS:

No representations were received following the expiry of the consultation process.

POLICIES:

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

B10 - Development affecting the setting of listed buildings

COMMENTS:

In assessing the application the main issues to consider are the impact of the alterations upon the visual appearance of the listed buildings.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building or its setting. The National Planning

Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, it sets out:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact on their significance.

In determining the proposal due consideration has been given to relevant paragraphs of the NPPF 128-141 and policies B8 and B10 of the saved adopted Unitary Development Plan to which the proposal accords.

Recommendation: Grant Listed Building Consent.

Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

RECOMMENDATION: Grant Listed Building Consent, subject to the conditions below:

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

Drawing No. 100-01 received 16.04.2018, Location Plan.

Drawing No. 100-02 received 16.04.2018, Site Plan.

Drawing No. 100-03 received 16.04.2018, Proposed Fence Elevation, Specification and Sectional Details.

Drawing No. 100-04 received 16.04.2018, Proposed Lifebuoy Location and Elevation Plan.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

Reference No.: 18/00646/FUL Full Application

Proposal: **Erection of a 1.6 metre high internal perimeter fence, access gates and installation of 4no. life buoy stands**

Location: The Gatehouse, Ryhope Pumping Station, Waterworks Road, Ryhope Sunderland

Ward: Ryhope

Applicant: Northumbrian Water Ltd

Date Valid: 16 April 2018

Target Date: 16 July 2018

Location Plan



This map is based upon the Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100018385. Date 2016.

PROPOSAL:

The proposals relates to the erection of a 1.6 metres high internal perimeter fence, access gates and the installation of 4 No. life buoy stands at the Gatehouse, Ryhope pumping Station, Waterworks Road, Ryhope Sunderland.

Ryhope Pumping Station is a landmark grade II* listed building, built to the designs of the renowned water pumping station architect Thomas Hawksley and notable for its impressive grand classical style and its boiler house chimney that can be seen from miles around. The Gatehouse and former workers cottages are built in the same style, albeit more constrained, as the Pumping Station, and together make an impressive historic group and tell the story of the pumping station site.

The former pumping station is situated on a sizeable plot benefiting from open soft landscaping, with open vehicular and pedestrian access. The former pumping station is set between two sizable open reservoir water tanks and whilst it is no longer used operationally it is retained operational by a volunteer group who hold regular public events.

The intention of the proposal is to allow Northumbrian Water Ltd to improve overall site health and safety by providing lifesaving equipment in that the event that either deliberate or accidental entry to open reservoir water tanks is made, therefore safe guarding general health, safety and public wellbeing.

The proposed development constitutes the erection of 4 posts with lifebuoys and housing to either end of the two open reservoir water tanks.

The posts will be constructed from 50mm x 50mm square hollow sections within a base plate bolt fixed to a shallow concrete foundation providing a temporary installation which can be removed when the site is not open to the public. 24 inch lifebuoys with associated housings and safety lines are to be attached to each post at a height of approximately 1000mm to the top of the housing. All new metalwork will be powder coated in black.

The proposed secondary security fence measures 1.57 metres in height and is to be set back within the confines of the site and would match the design and appearance of the fencing already installed around the perimeter of the site.

The application has been supported by a listed building application ref: 18/00645/LBC.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Ryhope - Ward Councillor Consultation
Network Management
Historic England

Final Date for Receipt of Representations: **30.05.2018**

REPRESENTATIONS:

No letters of representation were received following the expiry of the consultation process.

POLICIES:

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

B10 - Development affecting the setting of listed buildings

B2 - Scale, massing layout and setting of new developments

SA7 - Provision/improvement of visitor facilities at tourist attractions

T14 - Accessibility of new developments, need to avoid congestion and safety problems arising

COMMENTS:

Issues to consider

The National Planning Policy Framework (NPPF) provides the current Government planning policy guidance and development plans must be produced and planning applications determined, with regard to it. The NPPF sets out a series of 12 "core planning principles", which should underpin plan-making and decision-taking and are considered to contribute to the over-arching aim of delivering sustainable development. Particularly relevant in this case are the principles that development should always seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings, alongside conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

These core principles of the NPPF feed into policies B2, B10 and T14 of the Council's saved adopted Unitary Development Plan (1998), which are relevant to the consideration of this application.

With reference to the above national and local planning policy background, it is considered that the main issues to examine in the determination of this application are as follows:

1. the principle of the proposed development;
2. the impact of the development on visual and residential amenity and the setting of the listed building;
3. the impact of the development on highway and pedestrian safety;

1. Principle of development.

The development site is allocated for a specific land use on the proposals map of the adopted UDP, policy SA7.3 therein is applicable. This advises that:

"The provision and/or improvement of visitor facilities and other works to enhance the following will be encouraged:-

- (3) Ryhope Pumping Station.

Proposals which adversely affect these attractions will normally be resisted."

The development for which planning permission is sought is designed to improve the overall health and safety by providing lifesaving equipment in the event that either deliberate or accidental entry to the open reservoir water tanks is made, therefore safe guarding general health, safety and public wellbeing. The proposals therefore accord with the objectives of policy SA7.3.

2. The impact of the development on visual and residential amenity.

Policy B2 of the UDP requires new development proposals to respect the amenity of existing residential properties and visual amenity of the locality in which the site is situated, whilst policy B10 seeks to ensure that development proposals in the vicinity of listed buildings do not adversely affect their character or setting.

Overall the proposals will have minimal impact on the setting and significance of the listed group. The four life buoy stands are a minor addition to the site, easily reversible and of minimal visual impact, and recognised as essential for health and safety reasons. The proposed new fencing and gates will have more visual impact, however key views of the pumping station are not considered to be adversely affected and the key relationship between the station, its gatehouse and workers cottages will still be evident and their group value will not be diminished.

With regard to the above, it is considered that the impact of the proposed development on visual and residential amenity is acceptable, in accordance with the requirements of policy B2 and B10 of the UDP.

3. The impact of the development on highway and pedestrian safety.

Policy T14 of the UDP states that new development proposals must not lead to conditions which are prejudicial to highway and pedestrian safety.

To this end, the City Council's Highway team has confirmed that the proposals raise no concerns in relation to highway and pedestrian safety. The development therefore accords with the requirements of UDP policy T14.

Conclusion

For the reasons set out above, it is considered that the proposed development is acceptable in principle, whilst the development raises no significant concerns in relation to residential amenity and visual amenity. To this end, the proposed development is considered to comply with the requirements of the core principles of the NPPF and policies SA7, B2, B10 and T14 of the UDP.

Recommendation: Approve

Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to:

- (a) tackle prejudice, and
- (b) promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

RECOMMENDATION: Approve, subject to conditions below:

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 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

Drawing No. 100-01 received 16.04.2018, Location Plan.

Drawing No. 100-02 received 16.04.2018, Site Plan.

Drawing No. 100-03 received 16.04.2018, Proposed Fence Elevation, Specification and Sectional Details.

Drawing No. 100-04 received 16.04.2018, Proposed Lifebuoy Location and Elevation Plan.

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

3 Notwithstanding any indication of materials which may have been given in the application; the external materials to be used, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB COMMITTEE

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00749/FUL	The Inn Place Partnership	Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.	16/05/2018	15/08/2018
Doxford	The Inn PlaceKnollside CloseSunderlandSR3 2UD			
18/00438/FUL	Gentoo Homes	Application for 113 residential units (C3) and associated access, landscaping and ancillary works.	09/04/2018	09/07/2018
Doxford	Land To The North Of Mill Hill RoadDoxford ParkSunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00485/FDC	Clearwater Developments	Conversion and change of use of existing school building to provide 15no. apartments with associated parking, includes demolition of existing outbuildings and alterations to front boundary wall.	19/04/2018	19/07/2018
Hendon	Sunderland Church High SchoolMowbray RoadSunderlandSR2 8HY			
18/00825/FUL	Camrex House Ltd	Change of use of vacant building to 50 residential units	23/05/2018	22/08/2018
Hendon	Camrex House3 Tatham StreetSunderlandSR1 2QD			
15/01038/FU4	Mr John Cambell	Erection of two semi detached dwellings.	16/07/2015	10/09/2015
Hendon	Site Of 40/41Lawrence StreetSunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00531/FUL	Dashwood Group	Change of use from night club (sui generis) to House Of Multi Occupation (sui generis) with associated elevational alterations, including replacement UPVC windows, dormer windows to north elevation, rendering, and alterations to existing entrance.	17/04/2018	12/06/2018
Millfield	255 - 256 High Street WestSunderlandSR1 3DH			
17/02430/OU4	O&H Properties	Outline application for "Redevelopment of the site for residential use up to 700 dwellings, mixed use local centre (A1-A5, B1), primary school and community playing fields, associated open space and landscape, drainage and engineering works involving ground remodelling, highway infrastructure, pedestrian and vehicle means of access and associated works (all matters reserved)"	18/12/2017	19/03/2018
Pallion	Former Groves Cranes SiteWoodbine TerracePallionSunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00014/FUL	Two Sisters Food Group	Provision of 50 space car park, new access from Wellmere Road with vehicle control barriers and fencing and installation of stair, lift and windows to existing upper floor mezzanine to form offices (Amended description)	17/05/2018	16/08/2018
Ryhope	Two Sisters Food Group Unit UWellmere Road Leechmere Industrial Estate Sunderland SR2 9TE			
18/00940/LP3	Sunderland City Council	Erection of a single storey extension to the east elevation to provide 4 no. classrooms and associated toilets.	30/05/2018	25/07/2018
Ryhope	Saint Pauls C E Primary School Waterworks Road Ryhope Sunderland SR2 0LW			
18/00255/FU4	Gentoo Homes	Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway.	22/02/2018	24/05/2018
St Annes	Land Adjacent To Chester Road/ Former Pennywell Estate Pennywell Sunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
18/00801/FUL	Gleeson Regeneration Ltd.	Erection of 14no 2, 3 and 4 bedroom two-storey dwellings with associated works	14/06/2018	13/09/2018
St Annes	Land AtFordfield RoadSunderland			
17/01809/OUT	C/o Agent TTS Planning Consultants	Outline planning permission with all matters reserved for demolition of existing social club and redevelopment for residential accommodation (up to 20 units) (Amended description).	13/02/2018	15/05/2018
St Chads	Farrington Social Club And Institute Limited Anthony RoadSunderlandSR3 3HG			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
17/00581/VAR	Jordan 90 Ltd	Variation of condition 2 (Plans), condition 4 (Obscure glazing) and condition 9 (No Felling) attached to planning application 14/01793/FUL	13/06/2017	08/08/2017
St Michaels	Land Rear Of 16 And 17 The CedarsAshbrookeSunderl and	(Two detached dwellings with associated access and parking) Alterations to size, type and position of windows, felling of trees, changes to internal layout, provision of accommodation in roof space(including provision of roof lights) and conversion of double garage (plot2) to kitchen		