

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 2010

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 Office of the Chief Executive in the Civic Centre or via the internet at www.sunderland.gov.uk/online-applications/

Janet Johnson
Deputy Chief Executive

1.

Washington

Reference No.: 12/00819/FUL Full Application

Proposal: **Development of 14 dwellings and associated parking, access and landscaping**

Location: Land At Glebe Village House Glebe Village Centre Washington

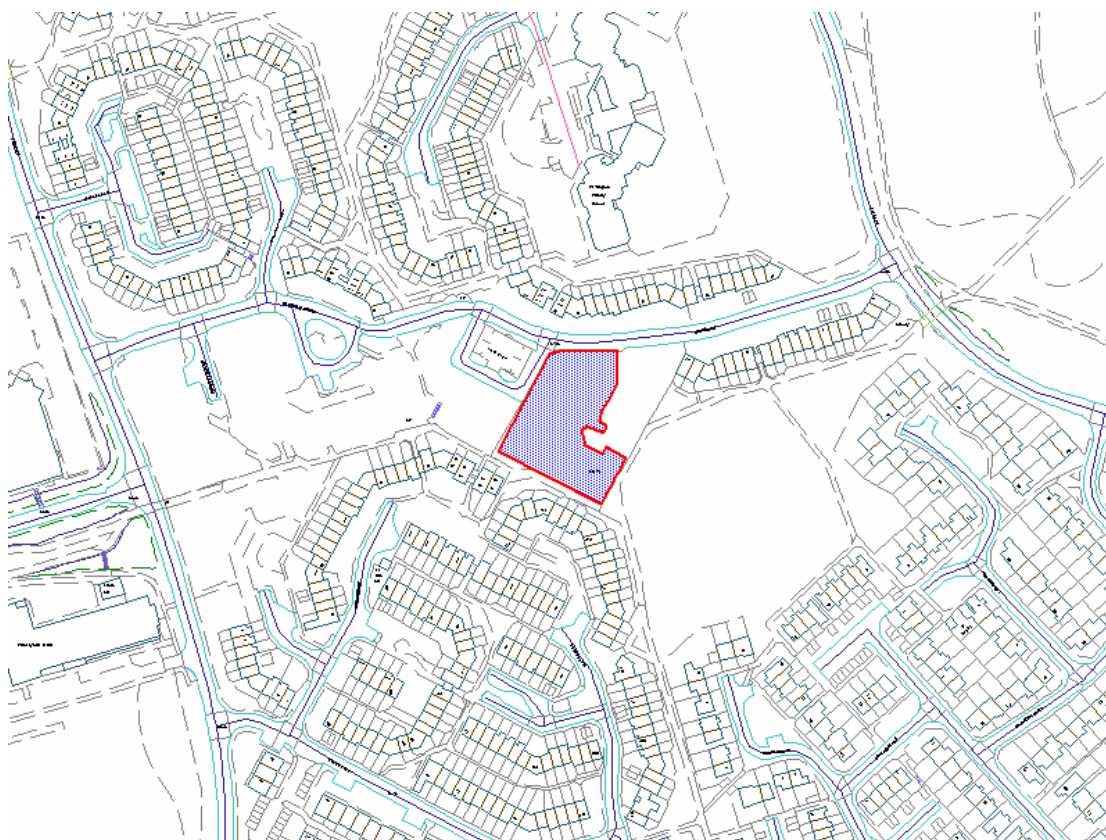
Ward: Washington Central

Applicant: Bett Homes

Date Valid: 21 March 2012

Target Date: 20 June 2012

Location Plan



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PROPOSAL:

This planning application relates to erection of 14 dwellings and associated parking, access and landscaping on land at the former Glebe Village House, Glebe Village Centre, Washington.

- Brief planning history

Members may recall that this scheme appeared before and was approved by Development Control Sub Committee at the meeting of the 12 June 2008, ref.

08/01300/FUL. This planning application formed part of a larger development as it also included 9 apartments in the north east section of the site. However the developer no longer intends to construct the 9 apartments since planning permission under delegated powers was given for these units to be replaced by 6 dwelling houses on the 19 October 2009, ref. 09/02871/FUL.

The planning application now under consideration, although the same for that part of the site approved in 2008, has had to be re-submitted because of the implications of condition number 1 of that permission. This condition stipulates development must be begun not later than three years from the date of approval date i.e. within three years of 2 July 2008. Therefore, as a consequence of the developer not discharging the 'pre-commencement' conditions and commencing the development by July 2011 this permission had in effect lapsed.

- Application site

The application site is located within an established residential area and was previously occupied by the former Glebe House Nursing Home, which has been demolished. The site is bordered by the residential street of Dryburgh to the north, a car park to the west and footpaths to the south and east, beyond which there is an area of amenity open space and more residential housing.

The planning submission has been supplemented by a Design and Access Statement, Planning Statement, Tree survey, a Tree Survey and Ecology Update and relevant plans and elevations.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

City Services - Network Management
Street Scene (Environmental Service)
Northumbrian Water
Gentoo Group Ltd.

Final Date for Receipt of Representations: **18.05.2012**

REPRESENTATIONS:

To be reported on the supplement.

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)
CN_22_Developments affecting protected wildlife species and habitats
L_1_General provision of recreational and leisure facilities

L_7_Protection of recreational and amenity land

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

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

COMMENTS:

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

1. Principle of the use
2. Highway considerations
3. Open space considerations
4. Design considerations
5. Residential amenity considerations
6. Ecology and tree considerations

The above issues are still being considered and as such a supplement report will follow.

RECOMMENDATION: Deputy Chief Executive to Report