

## **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/](http://www.sunderland.gov.uk/online-applications/)

Janet Johnson  
Deputy Chief Executive

**Reference No.:** 12/00516/FUL Full Application

**Proposal:** **Erection of 23no. dwellings with associated hard and soft landscaping, drainage, services and associated infrastructure and stopping up of highway. (Revised Description 20.03.12).**

**Location:** Land At Normandy Crescent/Queensway Houghton-Le-Spring

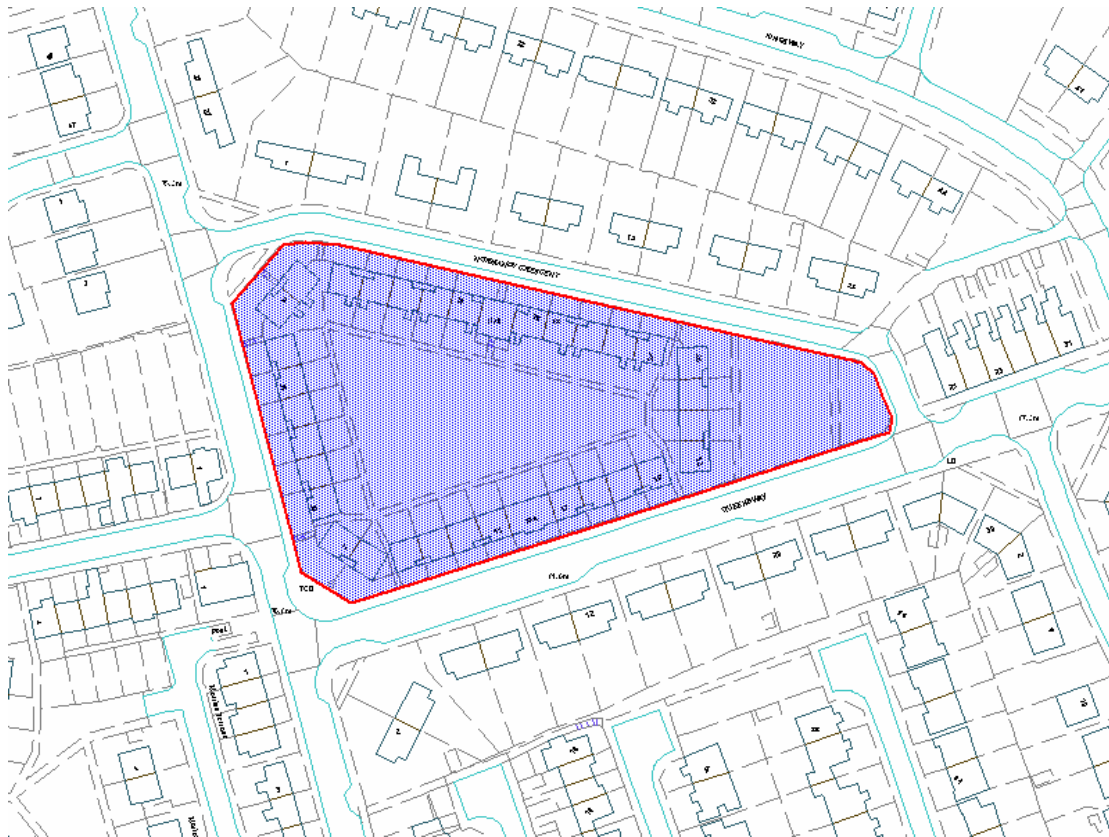
**Ward:** Copt Hill

**Applicant:** Mr Ian Porter

**Date Valid:** 2 March 2012

**Target Date:** 1 June 2012

### Location Plan



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### PROPOSAL:

This application seeks approval for 23 two storey family dwellings on a site with the Racecourse Estate. The proposed development includes private parking areas for each of the dwellings as well as visitor parking bays and landscaping.

The application site is triangular in shape and is bounded by Normandy Crescent, Hall Lane and Queensway. The site is approximately 0.8hecares in area and is

currently occupied by vacant bungalows which are arranged in a courtyard configuration. There is an area of open amenity space located in the eastern portion of the site which is proposed to be retained and enhanced as part of the proposal for redevelopment of the site.

**TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Letters

**CONSULTEES:**

City Services - Network Management  
Northumbrian Water  
County Archaeologist  
Force Planning and Police Architectural Liaison Officer  
Director of Children's Services  
Street Scene (Environmental Service)

Final Date for Receipt of Representations: **16.05.2012**

**POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments  
EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood  
H\_21\_Open space requirements in new residential developments (over 40 bed spaces)  
CN\_17\_Tree Preservation Orders and replacement of trees  
L\_5\_Ensuring the availability of Public Parks and amenity open space

**COMMENTS:**

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

- Principle of Development
- Appearance and Design
- Impact Upon Residential Amenity
- Highway Access and Car Parking
- Impact upon Trees
- Open Space Requirements
- Ground Conditions

All matters relating to the determination of this application remain under consideration. Furthermore the consultation period in connection with this application has been extended to allow interested parties the opportunity to comment upon recently submitted information (in connection with trees).

It is anticipated that all considerations relating to the determination of this application will be concluded prior to the meeting of the Development Control (Hetton, Houghton and Washington) Sub Committee meeting and that these considerations will be set out on a supplementary report accordingly.

**RECOMMENDATION: Deputy Chief Executive to Report**

**Reference No.:** 12/00955/FUL Full Application

**Proposal:** Various earthworks to enable creation of new reedbeds and wetland areas to enhance bird habitats. Works include a pond islands and erection of two 2 metre high stone wall bird viewing screens with bunds.

**Location:** Durham Wildlife Trust Mallard Way Houghton-Le-Spring  
DH4 6PU

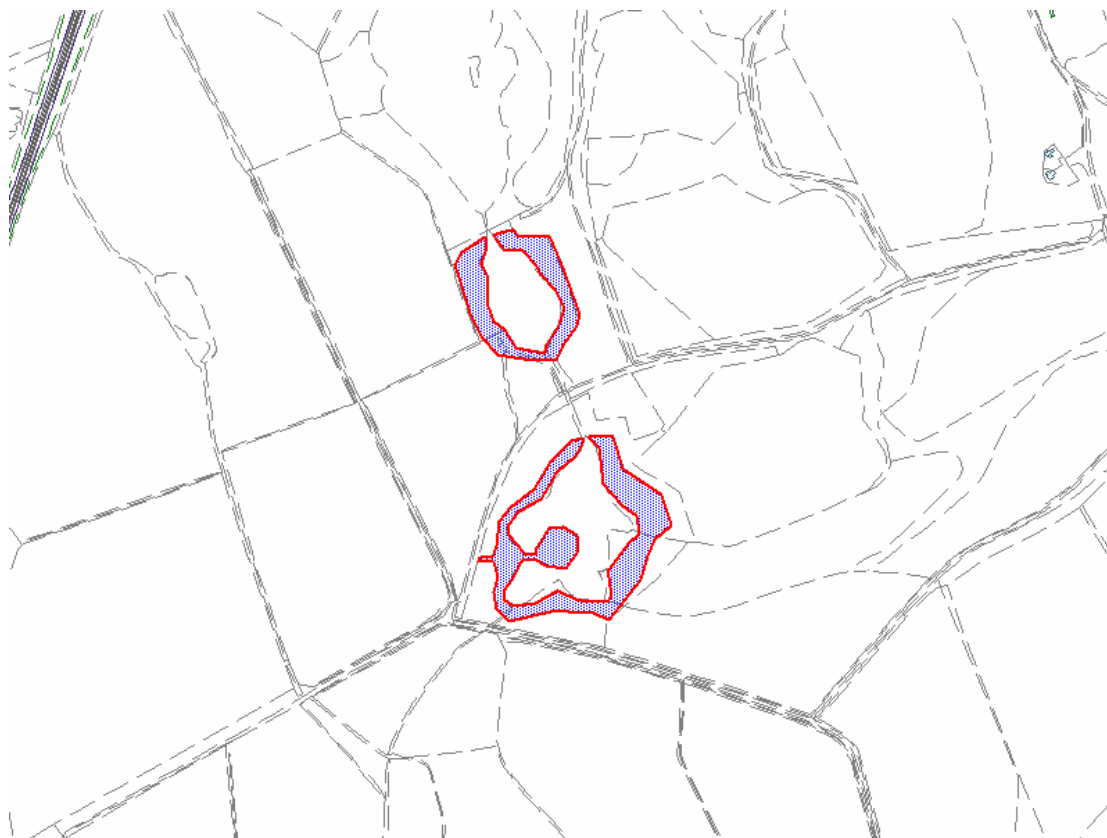
**Ward:** Hetton

**Applicant:** Durham Wildlife Trust

**Date Valid:** 3 April 2012

**Target Date:** 3 July 2012

### Location Plan



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**PROPOSAL:**

This application seeks approval for various earthworks at Rainton Meadows Nature Reserve to enable creation of new reedbeds and wetland areas to enhance bird habitats. Works include pond islands and erection of two two metre high stone wall bird viewing screens with bunds.

The nature reserve which occupies 60ha developed as a result of the restoration of the former Rye Hill Opencast coal mine by UK Coal Ltd in partnership with Durham Wildlife Trust and the City Council. The restoration works were completed in 1996 and the site has been managed by Durham Wildlife trust as a nature reserve since 1997.

The proposed works are part of the ongoing management and development of the nature reserve and aims to allow and encourage the diversification of marginal habitats for birds.

**TYPE OF PUBLICITY:**

Site Notice Posted

Press Notice

**CONSULTEES:**

The Coal Authority

Natural England

Durham Bat Group

Environment Agency

Hetton Town Council

Final Date for Receipt of Representations: **16.05.2012**

**REPRESENTATIONS:**

The period for publicity remains in force. To date no representations have been 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

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood

CN\_1\_Protecting and enhancing the rural area (general)

CN\_10\_Landscape/ amenity considerations of proposals which support the rural economy

CN\_12\_Recreation facilities in rural areas

CN\_18\_Promotion of nature conservation (general)

CN\_19\_Development affecting designated / proposed SAC's, SPAs and RAMSAR Sites

CN\_20\_Developments affecting designated/proposed SSSI's

CN\_21\_Developments affecting designated / proposed LNR's, SNCI's or RIGS

CN\_22\_Developments affecting protected wildlife species and habitats

CN\_23\_Measures to conserve/ improve wildlife corridors

**COMMENTS:**

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

- Impact of the proposed development upon Ecology and Wildlife
- Impact of the proposed development upon the visual appearance of the application site
- Ground conditions

All matters relating to the determination remain under consideration. Furthermore consultation responses in connection with this application remain outstanding. It is however anticipated that the consultation responses awaited will be received prior to the meeting of the Development Control Hetton, Houghton and Washington Sub-Committee which will allow further assessment of the application to be undertaken and reported on a supplementary report accordingly.

**RECOMMENDATION: Deputy Chief Executive to Report**

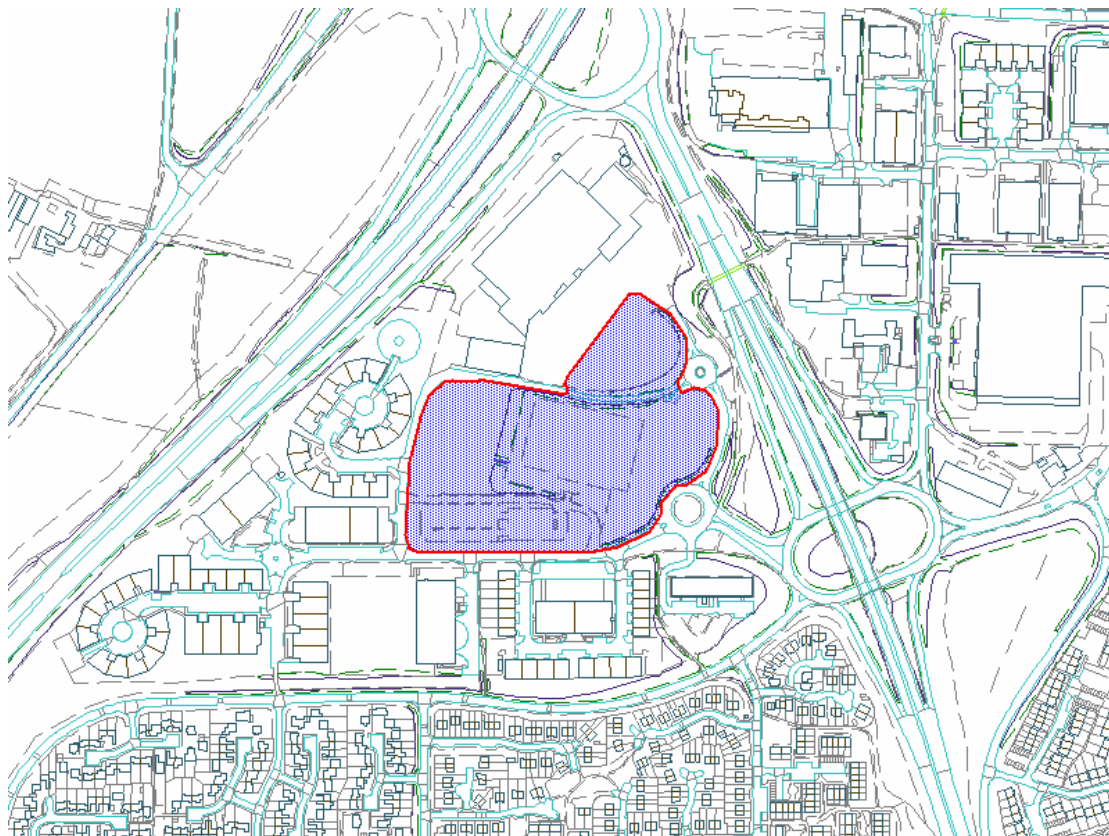
**Reference No.:** 12/00100/FUL Full Application

**Proposal:** **Erection of a Food Store (Use Class A1) (7077m.sq) and a six island Petrol Filling Station with sales kiosk including Cash Point (A.T.M) and staff welfare facilities, to include the construction of a new roundabout entrance from Cragside Road and associated landscaping and infrastructure**

**Location:** Land North Of Armstrong Road Armstrong Industrial Estate  
Washington NE37 1QW

**Ward:** Washington West  
**Applicant:** Andrew Cooper  
**Date Valid:** 3 February 2012  
**Target Date:** 4 May 2012

### Location Plan



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### PROPOSAL:

This planning application seeks full planning permission for a 7077sqm (gross) food retail store (supermarket) (falling in to Class A1 of the Town and Country Planning (Use Classes) Order, 1995) and a six island petrol filling station with

sales kiosk including a Cash Point (A.T.M) and staff welfare facilities. The proposal includes the construction of a new roundabout entrance from Craggside Road and associated landscaping and infrastructure.

The application is supported by a range of documents and information, including:

- Plans
- Planning Statement
- Statement of Community Involvement
- Design and Access Statement
- Transport Assessment
- Travel Plan
- Retail Impact Assessment
- Ground Investigation Report
- Ecological Survey
- Flood Risk Assessment

**TYPE OF PUBLICITY:**

Press Notice Advertised

Site Notice Posted

Neighbour Letters

**CONSULTEES:**

The Coal Authority

City Services - Network Management

Street Scene (Environmental Service)

Environment Agency

Force Planning and Police Architectural Liaison Officer

Nexus

Northumbrian Water

The Coal Authority

North East Chamber Of Commerce

Business Investment

Gateshead Council

The Highways Agency

Final Date for Receipt of Representations: **10.04.2012**

**REPRESENTATIONS:**

77 Letters of support for the application have been received.

**POLICIES:**

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

EC\_4\_Retention and improvement of existing business and industrial land

S\_1\_Provision of enhanced shopping service, including local provision, based on existing centres.

B\_2\_Scale, massing layout and setting of new developments

EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood

S\_7\_Design and requirements for new retail development

B\_19\_Creation of a "user friendly" environment

R\_1\_Working towards environmentally sustainable development



R\_2\_Taking account of spare infrastructure / reduced travel / vacant & derelict land

R\_4\_Incorporation of energy saving measures

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\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

T\_22\_Parking standards in new developments

EN\_12\_Conflicts between new development and flood risk / water resources

EN\_14\_Development on unstable or contaminated land or land at risk from landfill/mine gas

CN\_17\_Tree Preservation Orders and replacement of trees

WA\_7\_Retention and improvement of Concord Shopping Centre

WA\_1\_Retention and improvement of established industrial / business area

## **COMMENTS:**

### **The Application Site**

The application site which is 3.9ha in area is located on the Armstrong Industrial Estate Approximately 1km north west of Washington Town Centre and approximately 4 miles west of Sunderland City Centre. The existing road network connects the site to the town centre along the Washington Highway, the A182.

To the north of the site is B\_Q and Walter Wall Carpets. To the east of the site, beyond the A182 Washington Highway lies an area occupied by employment uses and beyond that is an area occupied by residential property and Concord District Centre. The south of the site is bounded by Armstrong Road and the industrial occupiers of Elswick Road and beyond those is the residential area of Blackfell. To the west of the site lie further industrial units and beyond those the A194(M) motorway.

The site which is currently vacant was formally occupied by a non food retail hypermarket. The topography of the site varies significantly with level changes through its length falling from the highest point of the site in the north west to the lowest point on the Armstrong roundabout.

There is an extant planning permission associated with the proposed development site which provides approval for seven non food retail warehouses.

### **The Proposed Development**

The proposed development comprises a food retail store comprising 7077sq metres (gross)/3730sq metres (net) of retail floorspace. A petrol filling station and associated kiosk are also proposed as is a car parking area offering 480 parking bays including 29 disabled bays and 10 parent and child bays.

The proposed store is 15.4 metres high and 80.5 metres in length and 100 metres in width which is considered to be of similar proportion to the B\_Q warehouse on the adjacent site.

### **Job Creation**

The applicant has indicated that 350 jobs will be created as a result of the development proposed.

### **Consideration**

All matters relating to this application remain under consideration. However members are advised that the application raises particular issues that have city wide implications. In particular:

- The application is accompanied by a retail impact assessment as required by paragraph 26 of the National Planning Policy Framework (NPPF), which examines the potential effects of the proposed development upon other existing retail centres, in particular Washington Town Centre and Concord Centre. It is considered that the eventual findings of this retail impact assessment may have implications beyond the "Washington" area.
- The application is accompanied by a sequential test as required by paragraph 24 of the NPPF to establish that there is no other available site capable of accommodating the proposed development, which would be preferable in terms of its location either within, or on the edge of, an existing centre. Although the sequential test submitted remains under consideration by the Local Planning Authority it is considered that the eventual findings of this sequential test may have implication beyond the "Washington" Area.

Consequently it is considered essential that this planning application be determined by a Committee with city-wide responsibility for planning matters and accordingly, members are recommended to refer the application to Planning and Highways Committee on the grounds of its city wide significance, for consideration at a meeting to be held in early June by which time it is anticipated that all considerations relating to this development will be concluded.

**RECOMMENDATION: Refer to Planning and Highways**

**Reference No.:** 12/00150/LAP Development by City(Regulation 3)

**Proposal:** Erection of a single storey changing pavilion to include 6no. team changing rooms, 2no. official's changing rooms, kitchen and public male, female and accessible W.C.s. Erection of a 2.4 metre high paladin fence and double gates and provision of new footpath and traffic calming facility.

**Location:** Northern Area Playing Fields Stephenson Road  
Stephenson Washington

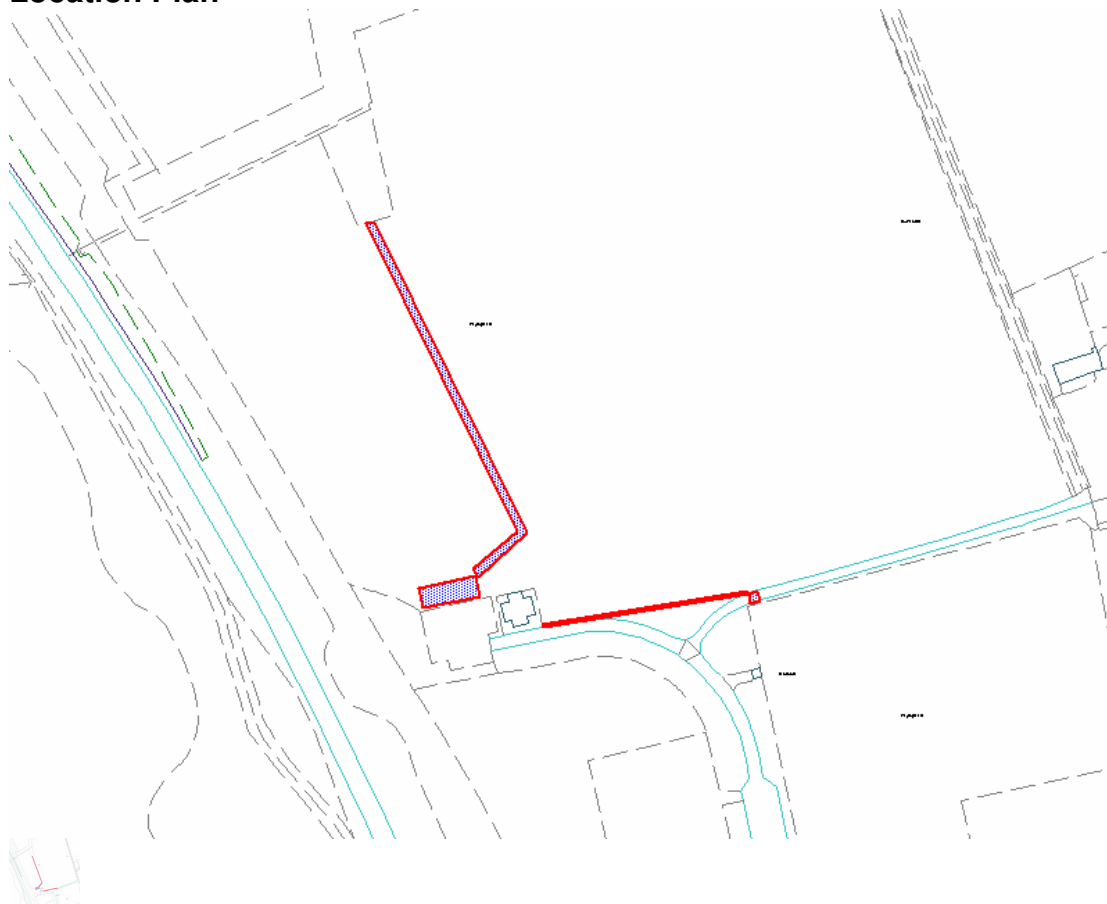
**Ward:** Washington North

**Applicant:** Mr Kari Ray

**Date Valid:** 14 February 2012

**Target Date:** 10 April 2012

#### Location Plan



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#### PROPOSAL:

The site to which the application relates is the Northern Area Playing Fields, located adjacent to Stephenson Road in Washington. The site provides six full

sized football pitches and four junior pitches all of which are presently unenclosed. The site is accessed from Stephenson Road and some car parking is available adjacent to the site access road. The fields are enclosed to each side by trees and as such, they are relatively screened from easy view, except for from the access road and across the fields themselves.

Planning permission is sought for the erection of a single storey changing pavilion to include six team changing rooms, two official's changing rooms, kitchen and public W.C facilities. The proposal also incorporates the erection of a 2.4 metre high paladin fence and double gates and the provision of a new footpath and a traffic calming facility.

The proposed pavilion building is of pitched roof design to a height of 4.9 metres, occupying a footprint of 13.9 metres by 28.8 metres. The new pavilion would be situated immediately to the north-west of the existing building

The proposed fence would run from the north-east corner of the new pavilion building along the rear of the existing adjacent building for a distance of 34 metres, before turning 90 degrees and extending approximately 170 metres in this direction. The purpose of this fence is that two of the football pitches (A and B) are enclosed from the other pitches so as to ensure that they are exclusively available for football at all times and is a requirement of the Football Foundation, who are to provide some funding for the proposed development. The fence is proposed to be coloured moss green (RAL6005).

The new footpath would link the existing and proposed new pavilion buildings to a new traffic calming/zebra crossing to be installed on the spur of the access road to the playing fields which continues towards the adjacent riding centre.

**TYPE OF PUBLICITY:**

Site Notice Posted

**CONSULTEES:**

Sport England  
Northumbrian Water  
City Services - Network Management

Final Date for Receipt of Representations: **12.04.2012**

**REPRESENTATIONS:**

Neighbours

To date, no representations have been received following the application publicity process.

**Consultees**

The Executive Director of City Services (Network Management) has made no observations or recommendations in connection with the application.

Sport England has responded to consultation in connection with the application by considering the application in light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just

those which, for the time being, are laid out as pitches. The policy states that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted local plan, unless, in the judgement of Sport England, a specific circumstance applies. The reason for this policy is that development which would lead to the loss of all or part of a playing field, or which would prejudice its use should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well being of the country. In this instance, The Football Association have advised Sport England that the fence will give Washington AFC some enclosed pitches protected from when the annual festival takes place at the Northern Area Playing Fields. In addition, the pavilion has been designed in accordance with Football Association and Football Foundation Guidance. In light of the above, Sport England have advised that the proposal is considered to represent an exceptional circumstance where development affecting a playing field is considered to be acceptable in that the proposed development is ancillary to the principal use of the site as playing fields and does not affect the quantity or quality of pitches or adversely affect their use. For this reason, Sport England has raised no objection to the proposal.

#### **POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments

CN\_2\_Purpose of the Green Belt in Sunderland

CN\_3\_Control of development within the Green Belt

CN\_5\_Safeguarding the visual amenity of the Green Belt

L\_1\_General provision of recreational and leisure facilities

L\_4\_Standards for outdoor sport and recreation

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

T\_22\_Parking standards in new developments

WA\_13\_Allocation of land for new outdoor sports facilities

WA\_19\_Maintenance of a Green Belt

#### **COMMENTS:**

The main issues to be considered in determining this application are:-

- i) Principle of the Development.
- ii) Design, Siting and Appearance
- iii) Highway Issues

#### **Principle of the Development**

As of 27 March 2012, the National Planning Policy Framework (NPPF) became a material consideration in the determination of planning applications and superseded a large number of previous planning policy guidance notes and statements including PPG2 - Green Belts and PPG17 - Planning for Open Space, Sport and Recreation. Paragraph 11 of the NPPF states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 12 expands upon this and advises that the NPPF does not change the

statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.

As the site lies within the Tyne and Wear Green Belt, Section 9 of the NPPF, as well as policies CN2, CN3 and WA19.1 of the Council's Unitary Development Plan (UDP) are applicable to the proposed development.

Section 9 (Paragraph 79) of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 80 identifies five purposes of Green Belt as follows:

- To check the unrestricted urban sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 89 goes on to state that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport and recreation and for cemeteries; as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The Council's adopted Unitary Development Plan (UDP) incorporates specific policy guidance in relation to new developments in the Green Belt. Therein, policy CN2 seeks to ensure that a Green Belt will be maintained so as to:

- Check the unrestricted sprawl of the built up area of Sunderland;
- Assist in safeguarding the City's countryside from further encroachment;
- Assist in the regeneration of the Urban area of the City and
- Prevent the merging of Sunderland with Tyneside and other surrounding areas.

Policy WA19.1 acts as an expansion of policy CN2 and seeks to ensure that a Green Belt will be maintained to the north of Washington, between the New Town and the City boundary with Gateshead and South Tyneside as shown on the UDP proposals map.

Furthermore, policy CN3 of the UDP provides guidance on proposals for the construction of new buildings within the Green Belt and gives examples of where such development may be acceptable. Most pertinent to this application is that one of the potentially acceptable forms of development within the Green Belt is to provide essential facilities for outdoor sport and recreation.

In that the proposal is aimed at providing improved facilities for the existing playing fields by way of a new pavilion and a fence to segregate two of the pitches from the remainder of the fields to allow them to be permanently available for football and for no other purpose, it is considered that the proposal accords with UDP policies CN2 and WA19.1 in that the Green Belt is maintained and also Section 9 of the NPPF and UDP policy CN3 in that the proposed use of the site will remain as outdoor sport and recreation, albeit with improved facilities.

In respect of the specific nature of the proposal, which aims to enhance the facilities available at the Northern Area Playing Fields, UDP policies L1 and L4 are relevant. Policy L1 states that in the provision of leisure and recreation facilities, the Council will seek to enhance the quality of life for residents and visitors to the City by providing a range of high standard recreational, sporting, cultural and community facilities. Policy L4 expands upon this and states that the Council will seek to improve facilities within the City for outdoor sport and recreation by providing locally accessible facilities for the City's population.

As detailed above, the proposal is aimed at providing improved facilities at the existing playing fields through the erection of a new pavilion and the segregation of two pitches so as to make them exclusively available for football. The principle of the improvements to the pitches is considered to be acceptable and following receipt of a response from Sport England as detailed earlier in the report that the proposal is considered to be satisfactory in that it would not adversely affect playing field provision, whilst providing dedicated facilities for Washington AFC, the proposal is considered to be acceptable with due regard to UDP policies L1 and L4.

### **Design, siting and appearance**

Policy B2 of the UDP dictates that the scale, massing, setting and layout of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy.

Furthermore, as set out above, as the proposal is within the Green Belt, policy CN5 is relevant. This states that care will be taken to ensure that the visual amenities of the Green Belt will not be injured by proposals for development within or conspicuous from the Green Belt. Additionally, the supporting text to policy WA13 is relevant. This policy identifies an area of land to the north of the existing playing fields as a potential extension to the site, but the supporting text emphasises the importance that any new built development takes account of the location of the site within the Green Belt.

The siting of the proposed new pavilion immediately adjacent to the existing building is such that it will minimise the impact of the proposed development

upon the openness of the Green Belt whilst providing improved facilities for the existing leisure use. The proposed fence is to be coloured moss green and would be of an open mesh paladin design which will serve to reduce its prominence. Whilst not an ideal form of development within the Green Belt, the nature of the site is such that it is reasonably well enclosed by trees and as such, views of the fence will primarily be available from within the playing fields themselves. As the fence will allow the retention of two dedicated football pitches alongside a new pavilion and the existing adjacent playing fields, on balance, it is considered to be acceptable in this instance so as to ensure that the ongoing use of the wider site for outdoor sport and recreation. The proposed built development is considered to be of a scale which will not cause unacceptable harm to the Green Belt and as such, the proposal is considered to accord with UDP policies B2, CN5 and WA13 as set out above.

### **Highway Issues**

UDP Policy T14 aims to ensure that new developments are easily accessible to both vehicles and pedestrians, should not cause traffic problems, should make appropriate provision for safe access by vehicles and pedestrians and indicate how parking requirements will be met. In addition, policy T22 seeks to ensure that the necessary levels of car parking provision will be provided.

As set out above, the Executive Director of City Services (Network Management) has raised no observations or recommendations in connection with the proposed development. It is not considered that the works proposed would have adverse implications on the highway network or the availability of car parking in the vicinity of the application site. For these reasons, the proposed development is considered to accord with UDP policies T14 and T22 as set out.

### **Conclusion**

In light of the above, it is considered that the proposal is in full accordance with the relevant UDP policies and that none of those policies have been outdated by policy statements contained in the NPPF.

Accordingly the recommendation is that Members grant consent for the proposed development in accordance with Regulation 3 of the Town and Country Planning General Regulations (1992), subject to the conditions set out below.

### **RECOMMENDATION: Grant Consent Under Regulation 3**

#### **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 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:



The Proposed Plan - Drawing Number 10100/P001, received 24 January 2012;

The Proposed Roof Plan and Strip Section - Drawing Number 10100/P002, received 24 January 2012;

The Proposed Elevations - Drawing Number 10100/P003, received 24 January 2012;

The Site Plan - Drawing Number 10100/P004, Revision B, received 14 February 2012

The Site Plan - Drawing Number 10100/P005, Revision A, received 24 January 2012.

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, no development shall take place until samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows of the pavilion hereby approved have 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.
- 4 Notwithstanding the submitted details, the proposed 2.4 metre high paladin fence hereby approved shall be painted Moss Green (RAL6005) prior to its erection and shall be maintained as such at all times thereafter for the lifetime of the development, unless the Local Planning Authority first approves any variation in writing, in the interests of the visual amenity of the locality and to comply with the requirements of policies B2, CN5 and WA19 of the Unitary Development Plan.

**Reference No.:** 12/00333/FUL Full Application

**Proposal:** Residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential.

**Location:** Land North Of Station Road/North West Of Pattinson Road And Adjacent To Barmston Road Washington

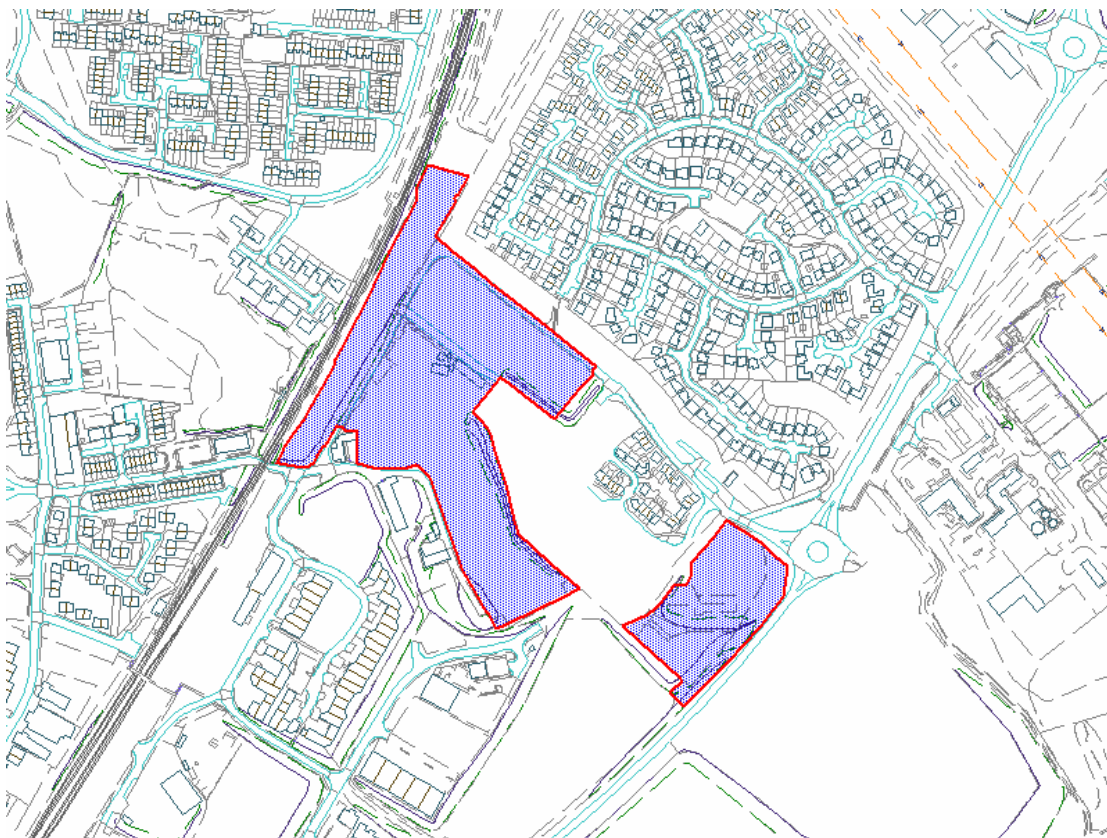
**Ward:** Washington East

**Applicant:** BDW Trading Ltd

**Date Valid:** 7 March 2012

**Target Date:** 6 June 2012

### Location Plan



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### PROPOSAL:

Full planning permission is sought to erect a total of 170no. 2, 3 and 4 bedroom dwellings with on-site informal open space and associated landscaping, parking and highway works. The proposal would involve the stopping-up of highway, namely an active desire line which runs through the site and disused historic roads, and the application has been publicised accordingly.

The site, which has a total area of 6.14ha, has been split into three separate sections for the purposes of the application, namely Areas D (3.76 hectares), E (1.1 hectares) and G (1.287 hectares). It is proposed to erect 127no. dwellings on Area D, Area E would be dedicated entirely as open space and 43no. dwellings are proposed on Area G. The red line boundary which defines the extent of the application site comprises 2no. separate sections, divided by a residential development of 137 dwellings (Phase 1), which is currently under construction; the northwestern most section incorporates Areas D and E whilst Area G constitutes the southeastern section of the site.

The majority of the proposed units would have either two or two-and-a-half (i.e. with dormers providing habitable roof space) storeys whilst 13no. units would have three storeys. The two-storey units would have eaves heights of 4.8-5m and maximum ridge heights of 6.8-8.2m, the two-and-a-half-storey units would each have an eaves height of 6.2m (measured from the front elevation) and a ridge height of 9.6-9.9m and the three-storey units would have eaves heights of 7.4m and ridge heights of 10.4-10.6m.

Vehicular access to site is to be taken off Barmston Road, which runs north from the roundabout with Pattinson Road along the northeastern edge of the site and through the northern part of the site and under the railway bridge leading to Swan to the north and Barmston to the west. A road would be provided through Area D, however this would not provide a direct vehicular link to the road which runs through the centre of Phase 1 due to the existence of a 'ransom strip'. Teal Farm Way, which branches from Barmston Road, provides access to Area G as well as the site of a recently approved development of 83no. dwellings to the southwest (application ref. 11/03442/FUL).

The application does not propose the provision of any affordable housing or financial contributions and a Viability Statement has been provided accordingly.

In addition to the Viability Statement, the application has been accompanied by the following documentation:

- Planning Statement
- Outline Remediation Strategy
- Flood Risk and Drainage Assessment
- Design and Access Statement
- Transport Assessment
- Travel Plan
- Noise Assessment Report
- Landscape and Biodiversity Strategy
- Phase 1 Habitat Survey and Protected Species Risk Assessment
- Archaeological Report
- Sustainability Report
- Community Consultation Statement

It is noted that this application relates to the sole site which has been put forward under the Get Britain Building low interest loan initiative for house builders.

### **Site Description**

The application site is situated approximately 2km to the southeast of Washington centre, immediately to the east of the currently unused Leamside

railway line and to the northwest of Pattinson Road. The site is predominantly cleared, barring currently vacant "Instrip Demolition" premises within Area D, and comprises a significant variation in levels, most notably the mound located centrally within Site Area D/E. In its current state, the site is overgrown with grass planting and low-grade shrubbery and includes a series of relatively sparsely-planted trees and an active desire line runs through Area D. The northeastern, northwestern and southeastern boundaries of the site are edged by dense hedgerow and tree planting which runs the entire length of the boundary, whilst a large spoil heap dominates the northeastern boundary of the site.

To the northeast of the site beyond the mound of spoil lies Teal Farm, a modern residential estate, which is directly linked to the current application site by a public footway and emergency access. Residential development is currently taking place in between the two sections of the current application site on an area which, in part, was formerly occupied by the CAPE Insulation Factory and the former Pattinson Township. Demolition House abuts the western extent of Site Area D, which is currently occupied by Allied Security, a car repairs garage exists to the west and industrial units are situated further to the southwest of the site.

Part of the application site is allocated for industrial development on the adopted Unitary Development Plan (UDP) proposals map and, as such, the proposal is partly a departure from the adopted plan. The Town and Country Planning (Consultation) (England) Direction 2009 sets out the power of the Secretary of State to issue directions to local planning authorities requiring consultation with specified persons before granting planning permission. The areas covered by this direction include development within greenbelt, within the vicinity of world heritage sites and on playing fields as well as retail, leisure or office development outside town centres. To this regard, it is not considered that the proposal meets the criteria for referral to the Secretary of State as set out in the Town and Country Planning (Consultation) (England) Direction 2009 and, as such, can be determined by the Local Planning Authority.

### **Planning History**

Outline planning permission was granted in 2006 (ref. 06/02303/OUT) for the redevelopment of the wider site, encompassing the current site, the central Phase 1 development and land to the south for residential, employment/industrial and retail units and infrastructure and a road access system. This followed the refusal of outline planning permission a similar scheme in 2005 (ref. 04/02710/OUT), on grounds that there is more appropriate land available for housing development within the city and the loss of employment land. Condition 26 of the outline consent was varied in 2009 through the approval of application ref. 09/00297/VAR to allow the development of Development Areas A, B, C and G to proceed before the highway improvement scheme for Station Road in the vicinity of the railway bridge is submitted and implemented rather than before the commencement of and development on site.

Phase 1, which is currently under construction, was granted consent through the approval of reserved matters in 2009 (ref. 08/03987/REM), which originally comprised a total of 150no. dwellings (78no. apartments and 72no. houses). Two applications (refs. 11/02275/FUL, approved October 2011, and 11/03023/FUL, approved January 2012) were subsequently approved for the substitution of house types, in light of trading conditions, the former of which resulted in a reduction of 13no. units. Application ref. 11/02276/VAR was approved in October 2011 to removal condition 30 of the outline consent to

negate the requirement to construct 5,000 sq. metres of employment floor space prior to the sale of the 50th dwelling.

Full planning permission was granted retrospectively in January 2011 (ref. 10/03806/FUL) for the erection of an electricity sub-station at the northern extent of Site Area G of the current application.

To the opposite side of Pattinson Road, on land allocated for employment purposes by the UDP, a hybrid application (ref. 10/03726/HYB) was approved in May 2011 for full planning permission for a mixed-use development comprising Class B1/B2/B8 employment units, Class A1/A2/A5 retail units, 95no. dwellings houses and associated public realm, car parking, servicing, landscape and highways works as well as outline planning permission (with detailed access) for a Class A3/A4 public house/restaurant (up to 580.6 sq. metres) and a Class D2 multi-use games area.

**TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Letters

**CONSULTEES:**

Association Of North East Councils  
Business Investment  
Fire Prevention Officer  
Sustrans  
The Woodland Trust  
The Highways Agency  
Durham Wildlife Trust  
The National Trust  
English Heritage  
City Services - Network Management  
Northumbrian Water  
Environment Agency  
Street Scene (Environmental Service)  
County Archaeologist  
Nexus  
Force Planning And Police Architectural Liaison Officer  
Director Of Childrens Services

Final Date for Receipt of Representations: **09.04.2012**

**REPRESENTATIONS:**

**Neighbours**

Further to the publication of the application by way of letters to neighbouring properties and site and press notices, no representations have been received from nearby occupants.

**External Consultees**

Northumbrian Water raised concerns that, given the close proximity of the site to its Washington Sewerage Treatment Works, the proposed dwellings would be subjected to unpleasant odours dispelled by this facility, which could give rise to complaints.

The Environment Agency has advised that it has no objections to the proposals but requested that conditions be imposed on any consent issued in respect of surface water drainage and the removal/eradication of Japanese Knotweed from the site.

The County Archaeologist offered no objections but has requested the imposition of five conditions in respect of an archaeological watching brief and the recording and reporting of any archaeological remains which may be present within the site.

Nexus identified inaccuracies in the Transport Statement, indicated that there are no current plans to reopen the Leamside Line and raised concerns over the proposal to incorporate raised table traffic calming measures along Barmston Road, which would deter any penetration of the site by buses. It was suggested that the developer should consider a financial contribution to extend the 73 bus service so that closer access is afforded to residents and providing a connection to the nearby National Cycle Network route to Sunderland City Centre. Reference is also made to cyclist training vouchers, an existing Tyne and Wear car sharing database ([www.sharesmarter.com](http://www.sharesmarter.com)) and bus season tickets.

The Chief Fire Officer of the Tyne and Wear Fire and Rescue Service offered no objections but provided guidance on access and manoeuvring provision.

The Highways Agency confirmed that it has no objections to the proposal.

### **Internal Consultees**

The Executive Director of City Services: Network Management raised concerns in relation to the proposed highway layout, visitor parking and footway/cycleway provision, culvert diversion, proximity of the site to the Leamside Line and the number of dwelling which would be accessed from private courts, which should be limited to no more than three. Further comments are provided in relation to the requirement for a Stopping Up Order and a number of shortcomings and inaccuracies are identified within the Transport Assessment.

The Executive Director of City Services: Environmental Services has offered no objections to the scheme to date, although the contaminated land issues are still being considered. As regards noise, it is advised that the recommendations within the submitted noise assessment be reflected as conditions of any consent issued. Further, it is recommended that conditions be imposed in respect of the hours of operation of the site, the method of working including the suppression/amelioration of noise, dust and vibration from works and /or machinery on the site as well as general dust suppression measures.

The Executive Director of Children's Services requested a financial contribution of £261 558 to provide additional primary school places to accommodate the additional demand which would be generated by the proposed development.

The Lead Policy Officer for Economy and Place has advised that the development of the site for housing is acceptable, in principle, and the proposed mix of 2, 3 and 4-bed detached, semi-detached and terraced properties is appropriate and recommended the provision of 10% affordable dwellings over the site, at a ratio of 75% social rented / 25% intermediate and concerns are raised over sustainability.

**POLICIES:**

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

EN\_1\_Improvement of the environment

EN\_6\_Limit exposure of new noise/vibration sensitive developments to existing sources

EN\_7\_Proposals for residential development in the vicinity of railway tracks

EN\_9\_Conflicts between proposed sensitive developments and existing non compatible uses

EN\_12\_Conflicts between new development and flood risk / water resources

EN\_14\_Development on unstable or contaminated land or land at risk from landfill/mine gas

H\_16\_Negotiation for affordable housing in major developments

R\_1\_Working towards environmentally sustainable development

T\_8\_The needs of pedestrians will be given a high priority throughout the city.

T\_10\_Protect footpaths; identify new ones & adapt some as multi-user routes

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

T\_22\_Parking standards in new developments

WA\_1\_Retention and improvement of established industrial / business area

B\_2\_Scale, massing layout and setting of new developments

B\_11\_Measures to protect the archaeological heritage of Sunderland (general)

B\_13\_Sites and monuments of local importance affected by development

B\_14\_Development in areas of potential archaeological importance

B\_15\_Developments causing large scale ground disturbance (currently undeveloped areas)

B\_16\_Assessing, recording and preserving historic sites discovered during development

B\_24\_Appropriate provision for utility services in building development

CN\_15\_Creation of the Great North Forest

CN\_17\_Tree Preservation Orders and replacement of trees

CN\_18\_Promotion of nature conservation (general)

CN\_22\_Developments affecting protected wildlife species and habitats

EC\_2\_Supply of land and premises for economic development purposes

EC\_4\_Retention and improvement of existing business and industrial land

**COMMENTS:**

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

- The principle of development;
- Sustainability;
- The viability of the scheme:
- Education provision;
- Public open space provision;
- Affordable housing provision;
- Design, scale, massing and layout, including landscaping;
- Highway implications;
- Ground contamination;
- Noise and vibration;
- Ecology and wildlife;
- Archaeology;
- Local employment.

Concerns have been raised by the LPA to the applicant over the proposed layout and housing design and a revised scheme is to be submitted, which has yet to be received. Accordingly, the issues listed above are being given further consideration, in tandem with ongoing discussions with the applicant. It is anticipated that these issues will be addressed on a supplementary report to the Sub-Committee, which will include a summary and consideration of any representations received in the interim and a recommendation on the application.

**RECOMMENDATION: Deputy Chief Executive to Report**



**Reference No.:** 12/00563/VAR Variation of Condition

**Proposal:** **Variation of Condition 2 (Approved Plans) of previously approved application 11/02809/FUL (Erection of extension to existing building), to extend approved extension to the northwest boundary.**

**Location:** Impetus Waste Wilden Road Pattinson South Washington NE38 8QA

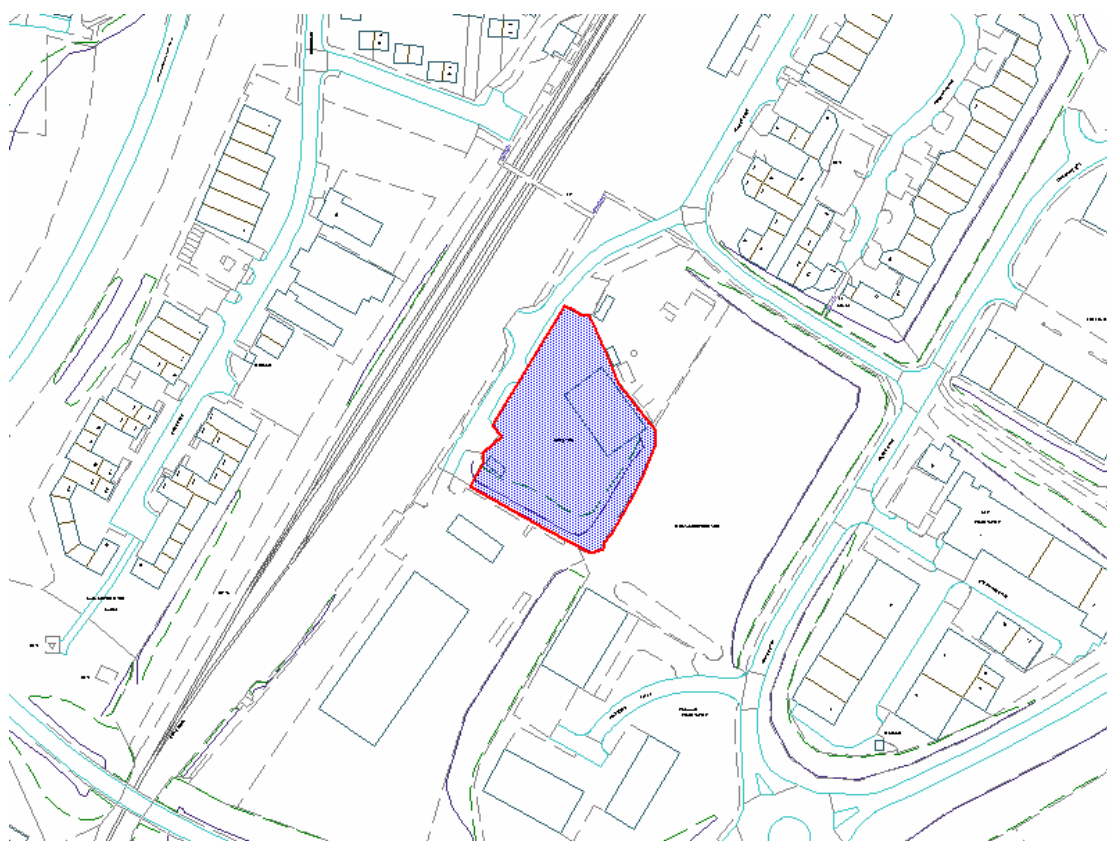
**Ward:** Washington East

**Applicant:** Impetus - Waste

**Date Valid:** 21 March 2012

**Target Date:** 16 May 2012

### Location Plan



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### PROPOSAL:

The proposal relates to the variation of condition 2 (approved plans) of previously approved application ref. 11/02089/FUL (Erection of extension to existing building), to extend the approved extension to the north-west boundary of the site at Impetus Waste Management, Wilden Road, Pattinson South Industrial Estate, Washington, NE38 8QA.

The proposal affects an existing building at a waste transfer station occupying a compound at Pattinson South Industrial Estate in Washington. The station occupies a roughly rectangular compound with an area of approximately 5860 sq. metres and features a large single-storey building used for segregating waste with a footprint of 800 sq. metres. A small, brick-built two-storey office building stands adjacent to its entrance. The remainder of the compound is used for the storage and sorting of material. The surroundings of the compound are generally industrial and commercial in character, with the nearest residential properties (those of Barmston Court) situated approximately 120 metres to the north.

The compound is bordered by Wilden Road to the north-west, from which vehicular access is taken, and the grounds of industrial/commercial businesses in all other directions. The boundary to Wilden Road takes the form of a 2 metres high palisade fence with a 4 metres high close-boarded timber fence behind, whilst the north-eastern and south-western boundaries are defined by 2 metres high fencing. The compound is enclosed by a belt of trees on its south-eastern side, which extends along the south-western boundary inside the fence. A 4 metres high earth embankment has been built up inside the compound adjacent to the south-east and south-west boundaries.

The site has been used as a waste transfer station for over 20 years, and so the use pre-dates the adoption of the City Council's Unitary Development Plan (1998). A planning application proposing to extend the permitted hours of activity at the waste transfer station (ref. 11/01182/VAR) was recently approved by Members at the Hetton, Houghton and Washington Development Control Sub-Committee on 27th March 2012.

The existing building subject to this application stands on a roughly north-west to south-east axis, with its north-western gable end facing Wilden Road. It is constructed from blockwork and steel cladding, has a floor area of 780 sq. metres and is used for the separation and sorting of incoming waste material. Members may recall that an application to extend the existing building was approved at the Houghton, Hetton and Washington Development Control Sub-Committee on 29th November 2011 (application reference 11/02809/FUL). The approved extension has a floor area of approximately 547 sq. metres and its side wall was to run parallel to the north-west side elevation of the existing building.

The current application has been submitted under section 73 of the Town and Country Planning Act 1990 and seeks to vary condition 2 of application ref. 11/02809/FUL to allow a substitution of the approved plans and thus gain planning permission for an enlargement of the approved extension. Rather than the side wall of the extension running parallel to the north-west side elevation of the existing building, it is proposed for it to follow the north-west boundary of the site, which runs at an angle to the building. The extension would consequently be 'wedge' shaped, with the width of the rear elevation increased from 18 metres to 32 metres, but there is no increase in the width of the front elevation as the gap between the building and the boundary line narrows, and nor will there be any increase in the height of the extension as enlarged. The enlargement would add approximately 221 sq. metres to the area of the approved extension.

**TYPE OF PUBLICITY:**

Site Notice Posted

Neighbour Notifications

**CONSULTEES:**

City Services - Network Management  
Street Scene (Environmental Service)  
Northumbrian Water  
Environment Agency

Final Date for Receipt of Representations: **04.05.2012**

**REPRESENTATIONS:**

No representations have been received in response to consultation.

**EXTERNAL CONSULTEES**

Environment Agency - has no objection to the proposed development.

Northumbrian Water - has no objection to the proposed development.

**POLICIES:**

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

B\_2\_Scale, massing layout and setting of new developments

EC\_4\_Retention and improvement of existing business and industrial land

WA\_1\_Retention and improvement of established industrial / business area

EN\_5\_Protecting sensitive areas from new noise/vibration generating developments

T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising

**COMMENTS:****ISSUES TO CONSIDER**

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

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

**1. Principle of proposed development**

The proposals map of the City Council's adopted Unitary Development Plan (1998) identifies the Pattinson South Industrial Estate as an existing area for economic development to be retained and improved. Policy EC4 of the UDP states that such business and industrial land will be retained and improved for a range of uses encompassing offices, research and development and light industry (use class B1 of the Town and Country Planning (Use Classes) Order), general industry (use class B2) and storage and distribution (use class B8). Other uses may be acceptable on an ancillary level to meet the needs of each site whilst applications for uses not specifically listed will be considered on their individual merits. The requirements of policy EC4 are reiterated by policy WA1,

which identifies Pattinson South Industrial Estate as one of the established industrial/business estate to be retained and improved in the Washington area.

The proposed development is an enlargement of the approved extension to an existing industrial building situated within a site used as a waste transfer station. The proposal will not introduce a new use to the site and will not affect the existing use of the land, which is considered to be appropriate within an industrial estate such as Pattinson. As such, the proposed development raises no land use concerns and is therefore considered to be compliant with the requirements of policy EC4 of the UDP.

## **2. Impact of proposed development on visual amenity**

Policy B2 of the UDP requires new development proposals to respect visual amenity. The existing building at the site is large and of a utilitarian design and appearance and is of prominence when approaching the site along Wilden Road from the north and south. It is, however, relatively well screened from the north-east, south-west and south-east. The proposed enlargement to the approved extension will significantly expand the footprint of the building and serve to increase its prominence from Wilden Road, especially as the side elevation of the enlarged extension will abut the site boundary.

However, substantial buildings such as that occupying the site are to be expected within industrial estates and indeed, there are many larger examples to be found throughout Pattinson South. It is therefore considered that the addition of the enlarged extension to the building will not result in it appearing as incongruous or visually intrusive within the industrial estate and will not cause any harm to the visual amenity of the locality, in accordance with the requirements of policy B2 of the UDP.

## **3. Impact of proposed development on residential amenity**

Policy B2 of the UDP also requires new development proposals to respect the amenity of existing residential properties. Also of relevance is policy EN5 of the UDP, which states that where development is likely to generate noise sufficient to increase significantly the existing ambient sound or vibration levels in residential or other noise sensitive areas, the Council will require the applicant to carry out an assessment of the nature and extent of likely problems.

The nearest dwellings to the proposal site, those of Barmston Court, are approximately 120 metres to its north, with an area of waste land and the Leamside railway line between the two. This distance is sufficient to ensure the dwellings closest to the site will not experience any loss of outlook from the proposed enlargement to the approved extension to the building.

Although no objections have been received from members of the public in response to the consultation exercise undertaken in respect of this application, the initial application attracted an objection expressing concern that the erection of the extension to the existing building may lead to additional noise and disturbance and the generation of more unpleasant odours and flies which, it is understood, have been a nuisance over recent years. However, the application does not propose the introduction of any new processes or activities at the site, merely the provision of further enclosed space for the sorting and segregation of waste material. As such, the proposed development is not anticipated to lead to any increase in the levels of noise generated at the site. Indeed, the development may improve the situation by allowing some of the existing operations to be

undertaken indoors rather than in the open air, which would serve to reduce the level of noise affecting the nearest dwellings.

It should also be noted that the issues of noise and disturbance at the site were fully assessed in the consideration of the aforementioned application to extend the hours of activity permitted at the site (ref. 11/01182/VAR).

With regard to the above, it is considered that the impact of the proposed development on the amenity of the nearest residential dwellings is acceptable, in accordance with the requirements of policies B2 and EN5 of the UDP.

#### **4. Impact of proposed development on highway and pedestrian safety**

Policy T14 of the UDP states that all new development proposals must not lead to conditions which are prejudicial to highway and pedestrian safety. The City Council's Executive Director of City Services (Transportation) has assessed the proposals in this regard and has raised no objections or recommendations. Accordingly, the proposed development is not considered to raise any concerns in relation to highway and pedestrian safety, in compliance with the requirements of aforementioned policy T14.

#### **NATIONAL PLANNING POLICY FRAMEWORK**

The National Planning Policy Framework (NPPF), which came into effect on 27th March 2012, sets out the Government's planning policies for England and how these are expected to be applied by Local Planning Authorities. It has served to replace a wide range of national planning policy statements and guidance. For the purposes of decision-taking, the policies in a Local Planning Authority's Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF, but the policies contained within the Framework are material considerations which Local Planning Authorities should take into account from the day of its publication. Where the Local Plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The NPPF does not, however, contain specific policies relating to waste, since national waste planning policy will be published as part of the National Waste Management Plan for England. As such, Planning Policy Statement 10: Planning for Sustainable Waste Management remains in place until the National Waste Management Plan is published.

The application does not propose any new land use or any change to the activities carried out at the site, but PPS 10 advises that in considering planning applications for waste management facilities, planning authorities should consider the likely impact of the development on the local environment, on amenity (including visual intrusion) and highway safety. In this case, it is considered that the UDP policies relating to amenity and highway safety referred to in this report and guiding the recommended decision remain relevant and do not materially conflict with any of the policies in the NPPF or PPS 10.

#### **CONCLUSIONS**

With regard to the above comments, it is therefore considered that the proposed development is acceptable within the Pattinson Industrial Estate, in accordance

with the requirements of policies EC4 and WA1 of the UDP. In addition, the impact of the proposed enlargement of the approved extension on visual and residential amenity is considered to be acceptable, in accordance with policies B2 and EN5 of the UDP, whilst the development raises no concerns regarding highway and pedestrian safety, in compliance with policy T14 of the UDP.

As such, and for the reasons given in the main report, the proposed variation of condition 2 of approved application reference 11/02089/FUL is considered to be acceptable and compliant with the requirements of policies B2, EC4, EN5, T14 and WA1 of the City Council's adopted Unitary Development Plan (1998). The application is accordingly recommended for approval, subject to the conditions set out below.

### **RECOMMENDATION: 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 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

the location plan received 05/03/2012,  
the existing floorplan received 06/03/2012,  
the existing elevations received received 06/03/2012,  
the proposed floorplan received 06/03/2012,  
the proposed elevations received 06/03/2012,  
the proposed site plan/roof plan received 06/03/2012

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.