

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.

Houghton

Reference No.: 14/01789/LP4 LP4 (Regulation 4) 3rd Party Developer

Proposal: **Sprinkler tank installation, compound enclosure and relocation of part of existing boundary fence to form compound boundary.**

Location: Unit 9 Mercantile Road Rainton Bridge Industrial Estate
Houghton-le-Spring DH4 5PH

Ward: Hetton

Applicant: Willmott Dixon Construction Ltd

Date Valid: 29 October 2014

Target Date: 24 December 2014

PROPOSAL:

The site to which the application relates is that of TRW Systems, Unit 9 Mercantile Road, Rainton Bridge Industrial Estate. Members may recall that planning permission was granted at the meeting of the Sub-Committee on 25 March 2014 for the erection of an extension to the west elevation of the existing factory and the creation of additional car parking. This application - ref 14/00192/FUL included a compound and a sprinkler tank which were proposed to be installed within the car park area to the rear of the proposed new unit.

This planning application is a new submission, seeking permission for the installation of the sprinkler tank and a compound enclosure, which would be formed in part from the relocation of part of the existing boundary fence. The new application has been submitted as the design has been altered following the previous approval of planning permission.

The proposed sprinkler tank would be a proprietary galvanised steel tank with associated service ladders and piped supply connections. It would stand 7.3 metres above ground level at its highest point and would be situated behind the new building, thus being well screened from Mercantile Road. The fencing to be erected around the compound would be galvanised steel palisade fencing, typical of surrounding fences.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Network Management
Hetton - Ward Councillor Consultation
Hetton Town Council

Final Date for Receipt of Representations: **04.12.2014**

REPRESENTATIONS:

Neighbours

To date, no representations have been received.

Consultees

Network Management

No observations or recommendations.

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

HA_1_Retention and improvement of established industrial / business areas

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

COMMENTS:

The main issues to consider in determining this proposal are:

- i) Principle of the development.
- ii) Design and amenity issues.
- iii) Access and highway issues

Principle of the development

Policies EC4 and HA1.5 of the adopted Unitary Development Plan (UDP) identify the area in which the application site is located as an established industrial estate, in this case Rainton Bridge North which extends to 19.73 Hectares. The UDP identifies the primary allocated uses of the estate as being for offices, research & development, light and general industry, warehouses and storage (Uses falling within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order) which should be retained and improved.

As the proposal is for a new equipment in association with the previously approved new building to facilitate an expansion of the existing business of the site, the use of which falls within Use Class B2 (General Industry) of the Use Classes Order and as such, the proposed development is considered to be acceptable as it falls within the primary acceptable uses as allocated for Rainton Bridge North Industrial Estate.

In light of the above, the proposal is considered appropriate in terms of land use, as it represents additional equipment of the site of existing industrial premises, which are and would continue to be used for one of the primary uses allocated for the industrial estate. The proposal therefore accords with UDP policies EC4 and HA1.5 as detailed.

Design and amenity issues

Policy B2 of the Unitary Development Plan which dictates that the scale, massing, layout or setting of new developments should respect and enhance the best qualities of nearby properties and the locality and should relate harmoniously to adjoining areas.

The proposed installations are of functional design befitting their industrial surroundings. They would be largely screened from view from Mercantile Road by the proposed new factory and when viewed from other vantage points would be viewed in the context of the existing and proposed adjacent industrial premises. The closest dwellings are approximately 230 metres away to the north-west in Dunelm Drive and this distance is considered to be sufficient in order to ensure that the proposed installation does not compromise the amenities of occupiers of these properties.

The proposed development is considered to be acceptable in respect of design and amenity issues and the proposal is considered to accord satisfactorily with UDP policy B2.

Access and 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.

Although the new installation would be within the car park area of the proposed new factory, its position is similar to that which was previously approved. As set out above, the design of the installation has altered since planning permission was granted for the new factory itself, but the new design does not adversely affect the car parking provision for the new factory and is therefore considered to accord with UDP policy T14.

Conclusion

In light of the above and the conclusions reached in the main agenda report, the development is considered to be acceptable in terms of all relevant material planning considerations.

It is recommended that Members should be minded to grant consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 and subject to the conditions set out below:

RECOMMENDATION: GRANT PP Under Regulation 4

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 Plans and Elevations - Drawing Number AL(0)144 Revision 5, received 22 October 2014;

The Proposed Site Plan - Drawing Number AL(0)145, received 31 July 2014;

The Existing Site Plan - Drawing Number AL(0)146 Revision 1, received 18 August 2014;

The Location Plan - Drawing Number AL(0)LP04 Revision 1, received 31 July 2014.

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 The external materials to be used in the carrying out of the development hereby approved shall be those specified in answer to question 9 on the completed planning application form, received 31 July 2014, 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.