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Project: Proposed change of use including partial demolition of existing vacant ICI Dulux Decorator Centre to form 2 individual Units (Class E), formation of new drive through lane, and amendments to car parking arrangements at 1A Hylton Grange, Sunderland SR5 3HR
Our Ref: L023103
Date: November 2023

Planning Statement

1. Introduction

1.1

This statement is prepared in support of an application on behalf of Cliff Court (Redcar) Developments Ltd to accompany a Full Planning Application for the Proposed change of use including partial demolition of existing vacant ICI Dulux Decorator Centre to form 2 individual Units (Class E), formation of new drive through lane, and amendments to car parking arrangements at 1A Hylton Grange, Sunderland SR5 3HR.



Fig 1.1 Site Location

2. The Site

2.1

The application relates to the site of a former ICI Dulux Decorator Centre at 1A Hylton Grange, Sunderland SR5 3HR.



Fig 2.1 Photo of the Former Mercedes Benz, 4 Hylton Grange

The application site has a total area of approximately 0.22 hectares and is located approximately 600m North of Gateshead Stadium, and 3.5 miles East of Sunderland centre. It is the site of the former ICI Dulux Decorator Centre and associated parking areas, The existing building provides 570sqm of gross internal floor area and has been vacant in excess of 6 months.

The site is bounded by a Premier Inn to the East, Stonacre Garage to the west, Mercedes Benz to the north, and Wessington Way to the south.

Access to the site is currently taken either from Hylton Grange at the northern boundary when travelling West from the roundabout on Wessington Way.

2.2 Planning History

10/01003/EXT1 | Application for a new planning permission to replace an extant planning permission 07/00527/FUL (Construction of extension and the erection of additional floorspace at mezzanine level within existing non food bulky goods retail building.) in order to extend the time limit for implementation. | ICI Dulux Decorator Centre 1A Hylton Grange Sunderland SR5 3HR

07/00527/FUL | Construction of extension and the erection of additional floorspace at mezzanine level within existing non food bulky goods retail building. | ICI Dulux Decorator Centre 1A Hylton Grange Sunderland SR5 3HR

3. The proposal

3.1 Internal changes

The existing building provides 570sqm of gross internal floor area. The application scheme accommodates utilising only 364sq.m. and so the remainder of the existing building is to be demolished providing space for the Drive Thru Lane.

The 2 new Units have been designed to accommodate use Class E as follows:

- Unit 1 – Class E of 256sq.m.
- Unit 2 – Class E of 108sq.m.

Whilst occupiers of the site have yet to be confirmed, the applicant is well advanced in discussions with Subway for Unit 1 and Starbucks for Unit 2.

3.2 External Changes

Externally the existing brickwork, roof fascia, soffits, windows and doors will be painted dark Grey RAL 7016.

All new windows and doors will be Dark Grey RAL7016.

There is no change proposed to the current access and egress arrangements as these remain fit for purpose and have operated successfully for some time.

3.4 Car Parking

Whilst the existing site utilised as much of the available land around the building as possible for car parking, the actual number of allocated car parking spaces totals 20. The application proposal includes changes to the carparking layout to include a drive through lane and results in providing a total of 24 car parking spaces which includes 2 disabled parking spaces, and 1 Waiting Bay. In addition, the proposal allows for Hi Hoop Cycle stands to accommodate the safe and secure parking of up to 10 bicycles. This level of parking provision is based on the applicant's extensive experience of developing similar sites as well as discussions with the potential operators including Starbucks and Subway.

3.5

The proposal of this type is considered small scale and sustainable which is considered supported by policies within the Local Plan.

3.6

The proposal is considered to make a positive contribution to the local economy.

4. Planning Policy Context

4.1

The following National Planning Policies and Core Strategy policies are considered relevant to this application:

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance
- CS7 Retail and Centres
- CS13 Transport
- CS14 Wellbeing and Health CS15 Place Making
- MSGP7 Retail and Leisure Impact Assessment MSGP15 Transport
- Aspects of Design of Dev MSGP20 Land Contamination/Stability
- MSGP20 Land Contamination/Stability
- GPGSPD Gateshead Placemaking Guide SPG

4.2

The revised NPPF was published in February 2019. It sets out the Government's planning policies for England and how they are expected to be applied by Local Planning Authorities (LPAs). The policies contained within the NPPF are a material consideration in the determination of planning applications.

At the heart of the NPPF is a presumption in favour of sustainable development and confirmation that LPAs should positively seek opportunities to meet the development needs of its area. When determining planning applications, paragraph 11 of the NPPF explains that LPAs should: "approve development proposals that accord with an up-to-date development plan without delay." The NPPF goes on to advise that, where there are no relevant development plan policies, or the policies which are most important for determining the application 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 Framework".

Paragraph 119 states that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership. The NPPF is clear that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses (Paragraph 117). This includes making as much use as possible of previously

developed or brownfield land. It also identifies that the planning system should actively manage patterns of growth in support of sustainable transport objectives. The NPPF identifies helping to build a strong, responsive and competitive economy as a key objective of the planning system and states that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. It also confirms that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 85 of the NPPF makes clear that planning policies should promote the vitality and viability of town centres. Planning applications for main town centre uses which are not in a defined centre and do not accord with an up-to-date development plan should be subject to a sequential test in accordance with Paragraph 86. When considering edge-of-centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. When assessing planning applications for retail use outside of town centres which are not in accordance with the local development plan, an impact assessment should be required if the development is over a proportionate, locally set floorspace threshold (para. 89). If no such threshold exists, then a default threshold of 2,500 square metres should be applied.

The Planning and Compulsory Purchase Act 2004 (Section 38 (6)) requires the determination of planning applications to be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises:

Planning for the Future - Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne, 2010-2030 (Adopted March 2015); and
Making Spaces for Growing Places (Adopted February 2021)

The NPPF seeks to ensure that every effort is made to meet the development needs of an area, promote consumer choice and encourage the effective use of land by reusing land that has been previously developed. The application accords fully with these aims and, providing a total gross internal floorspace of just 340square metres, the application proposal falls below the Local Plan threshold for an impact assessment.

4.3

Based on the above, it is considered that the proposed development is acceptable and in accordance with the NPPF and the Local Plan for Sunderland.

6. Landscaping

The existing site is predominantly hard landscaped. With the proposal necessitating similar parking requirements, there is a small element of soft landscaping which will be solely grass which is considered in keeping with the surrounding area.

7. Flood Risk

The site is not within a Flood Risk Zone.

8. Summary and Conclusion

The proposed development would result in the redevelopment of previously developed land. The application would result in the creation of a development which is appropriate in the context of the application site and the wider area. The development is considered to comply with the aims and objectives of the NPPF, and the relevant policies of the Local Plan for Sunderland.

As such, we respectfully request that the proposals are approved subject to any conditions deemed necessary without delay.