

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4<sup>th</sup> MARCH, 2008 at 4.15 p.m.**

**Present:-**

Councillor E. Gibson in the Chair

Councillors, Carthy, M. Dixon, D. Forbes, M. Forbes, Foster, Miller, Morrissey, O'Connor, J.B. Scott, Wares and Wood

**Declaration of Interest**

There were no Declarations of Interest

**Apologies for Absence**

Apologies for Absence were submitted to the Committee on behalf of Councillors Blyth, Lawson and Tye.

**Applications made under the Town and Country Planning Acts and Regulations made thereunder**

The Director of Development and regeneration submitted a report together with a supplementary report relating to the South Sunderland Area, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes)

07/04411/FUL- Erection of 90 no. residential dwellings with associated works and stopping-up of existing highway

The Committee noted that this item had been withdrawn from the Agenda with the prior consent of the Chair.

07/05047/FUL – Erection of a new 3295 square metre 3 Storey apartment block, consisting of 39 no. 1 and 2 bed executive apartments with associated access and bin store.

Councillor Miller moved that an additional condition be imposed to require the provision of 52 parking places within the curtilage of the application site.. .

07/05332/FUL – Change of use from nursing home/student accommodation to supported residential accommodation. (Amended description 23.01.08)  
(Additional Information received 30.01.08).

Mr. Clark, a local resident, spoke against the application and made the following points: -

- There is not enough parking provision on the site for staff and visitors which would lead to parking on Toward and Mowbray Roads.
- There was a risk of youths congregating outside the building and an increased risk of anti-social behaviour.

Members were then given the opportunity of asking Mr. Clark any questions. The representative of the Director of Development and Regeneration responded to the issues raised by Mr. Clark.

Ms. Clark, a local resident, then spoke against the application and made the following points: -

- There have been problems with parking in the area.
- There would only be supervision of the residents inside the building and not in the locality.
- The area already suffers from anti-social behaviour and the development would potentially bring more problems into the area.
- Alternative sites in other areas of the City where there are lower levels of anti-social behaviour should be considered for this type of development in priority to this location.

Members were then given the opportunity of asking Ms. Clark any questions. The representative of the Director of Development and Regeneration responded to the issues raised by Ms. Clark.

Mr. Scott, a representative of the Applicant, Centrepoint, spoke in support of the application and made the following points: -

- The principal concerns raised during the Community Consultations process had been addressed.
- There would be an emergency number for reporting anti social behaviour.
- None of the other facilities in the area provide a direct access service
- There will be stringent rules on anti social behaviour and there are compulsory Good Neighbour Policies which each resident must sign up to.
- 24 hour intensive supervision service will be provided. .
- The site has good transport links..

Members were then given the opportunity of asking Mr. Scott any questions. The Representative of the Director of Development and regeneration responded to the comments made by members.

Councillor M. Dixon voted against the motion that the Officer's recommendation set out in the report be agreed.

07/05487/LAP – Engineering works to decontaminate the site to allow the surrender of the waste management licence to the Environment Agency.

Councillor O'Connor moved that an additional condition be imposed that Water Bowsers should be installed on site to reduce potential dust.

1. RESOLVED that: -

- (i) 07/05047/FUL – Erection of a new 3295 square metre 3 Storey apartment block, consisting of 39 no. 1 and 2 bed executive apartments with associated access and bin store.

The application be approved for the reasons set out in the report and subject to the conditions set out therein plus an additional condition that 52 car parking spaces be provided on-site.

- (ii) 07/05332/FUL – Change of use from nursing home/student accommodation to supported residential accommodation. (Amended description 23.01.08) (Additional information received 30.01.08)

The application be approved for the reasons set out in the report and subject to the conditions set out therein.

- (iii) 07/05487/LAP – Engineering works to decontaminate the site to allow the surrender of the Waste Management Licence to the Environment Agency.

The application be approved for the reasons set out in the report and subject to the conditions set out therein, including an amendment to condition six to include the installation of Water Bowsers on the site to reduce the levels of dust.

- (iv) 08/00280/LAP – Erection of a single storey extension to existing school to provide a metal workshop.

The application be approved for the reasons set out in the report and subject to the conditions set out therein

- (v) 08/00737/LAP – Erection of 6 single storey modular buildings.

Members be minded to grant consent for the reasons set out in the report subject to no objections being received by 18<sup>th</sup> March 2008 and subject to the conditions set out therein

- (vi) 07/05481/LAP – Temporary installation of an artwork entitled Fold-Up, a full scale replica of the MacArdles Solicitors Building at No. 15 Norfolk Street (which overlooks Sunnyside Gardens and the artwork). The replica house will literally be ‘folded out’ to create a freestanding structure that can be walked around and, under supervision, entered and explored.

The application be approved for the reasons set out in the report and subject to the condition set out therein.

- (vii) 08/00005/LAL LAP – Re-instatement of portico entrance.

Members be minded to approve the application for the reasons set out in the report and that the application be referred to the Government Office for the North East for determination by the First Secretary of State.

### **Town and Country Planning Act 1990 – Appeals**

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1<sup>st</sup> January, 2008 to 31<sup>st</sup> January, 2008.

(For copy report – see original minutes)

2. RESOLVED that the contents of the report be received and noted.