

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 27 NOVEMBER 2023 at 5.30 p.m.**

**Present:-**

Councillor Thornton in the Chair.

Councillors Dixon, Foster, Haswell, Morrissey, Peacock and Scott.

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Herron and Warne.

**Minutes of the last meeting of the Planning and Highways Committee held on 30<sup>th</sup> October 2023**

1. RESOLVED that the minutes of the last meeting of the Planning and Highways Committee held on 30<sup>th</sup> October 2023 be confirmed and signed as a correct record.

**Planning Application 22/00294/FU4 – Erection of 190no. dwellings with associated access, landscaping and boundary treatment  
Former Usworth Sixth Form Centre, Stephenson Road, Stephenson, Washington, NE37 2NH**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chair thanked the Officer for their report and opened up the meeting for Members to ask any questions of Officers.

Councillor Haswell questioned the use of the terms 'social rent' and 'affordable rent' within different pages of the report and asked which would be delivered on the site. The Representative of the Executive Director of City Development advised that in planning terms they were interchangeable terms for the same thing.

Councillor Dixon referred to the objection from Sport England and asked whether it was usual for them to continue to object to proposals such as this. The Representative of the Executive Director of City Development advised that the continued objection had been based on the loss of playing fields and Sport England considering that they had not been sufficiently consulted as part of the development of the mitigation strategy; Sport England looked solely at sport provision while the planning regime looked at the application as a whole against all of the relevant considerations; it was considered that the proposed development would not cause any significant adverse impacts.

Councillor Foster commented that these pitches had not been used for a long time and also questioned whether Sport England had been involved in the development of the sports hubs which had been created to mitigate against the loss of pitches such as these; the representative of the Executive Director of City Development confirmed that this was the case.

There being no further questions or comments from Members the Chairman put the Officer's recommendation to the Committee and with all Members being in agreement it was:-

2. RESOLVED that Members be Minded to Grant Consent under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the recommended schedule of draft conditions, the completion of a section 106 legal agreement, and referring the application to the Secretary of State for Levelling Up, Housing and Communities.

**Planning Application 23/01341/FUL – Extension to existing vehicle manufacturing plant comprising 2 no. linked modular warehouse buildings for storage purposes, reconfiguration of existing car park, installation of fence and associated work.  
Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland, SR5 3NS**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of key issues to consider in determining the application. The Planning Officer advised that no objections had been raised between the publication of the report and the end of the consultation

period and as such the recommendation was now to grant planning permission subject to the draft conditions set out in the report.

The Chair thanked the Officer for their report and opened up the meeting for Members to ask any questions of Officers.

Councillor Scott commented that it was good to see Nissan renewing their commitment to Sunderland.

There being no further questions or comments, the Officer's recommendation was put to the Committee and with all Members being in agreement it was:-

3. RESOLVED that Planning permission be granted subject to the draft conditions set out in the report.

**Planning Application 23/01547/FUL – Removal of existing tent structure, erection of new tent structure for storage purposes and fencing, and associated works.**

**Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland, SR5 3NS**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application. The Planning Officer advised that no objections had been raised between the publication of the report and the end of the consultation period and as such the recommendation was now to grant planning permission subject to the draft conditions set out in the report.

There being no questions or comments, it was:-

4. RESOLVED that Planning Permission be granted subject to the draft conditions set out in the report.

**Planning Application 23/02202/LP3 – Development of a 196 space car park with associated access, servicing and landscape works, to include the erection of a mobility hub, PV canopies and retaining wall.**

**Land South of Holmeside, Sunderland**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter and a Supplemental Report.

(for copy report – see original minutes)

The Chair gave the Committee time to read the Supplemental Report.

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

Councillor Peacock queried whether the change from a multi storey car park to this surface car park would rule out the possibility of a multi storey car park being developed on this site in the future. He queried the rationale for the change as it had been his understanding that the multi storey car park had been proposed following the conducting of traffic surveys. The Representative of the Executive Director of City Development advised that the principle of the use of the site had been established by the previous application and that the current application for a surface level car park was the matter under consideration today and it was to be considered on its own merits; it was not known what plans could be brought forward for the site in the future.

Councillor Dixon welcomed the development which would help attract people into the Holmeside area and asked whether there had been consideration given to possible parking issues on the new housing development at the Civic Centre site in the consideration of this application. The Highways Engineer advised that this car park was intended to be ancillary to the railway station and that the Civic Centre site had been assessed as having sufficient parking to be self sufficient in parking terms.

The Chairman then introduced Mr Lee Fulcher who was in attendance to speak in support of the application on behalf of the applicant. Mr Fulcher advised that in October 2022 planning permission had been secured for a multi storey car park at the site however the plans had now been revised due to a number of factors. This development would not prevent any future development of the site. The proposal would provide additional car parking for the area and would help to improve the vitality of the city centre while providing mitigation against the loss of the former Civic Centre car park. There would be landscaping and biodiversity net gains and the car park would support the low carbon agenda by providing PV canopies and EV charging facilities.

The Chairman asked how many cycles would be able to be accommodated within the cycle storage and the Representative of the Executive Director of City Development advised that the design of the cycle storage was still being finalised.

Councillor Peacock expressed his concerns over the value for money in constructing this surface level car park which could then need to be removed to allow for a multi storey car park to be constructed on the site in the future.

There being no further questions or comments, the Chairman put the Officer recommendation, as set out in the supplementary report, to the Committee and it was:-

5. RESOLVED that Members Grant Consent for the development in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the draft conditions set out in the report and the revisions to conditions 2 and 5 set out in the supplementary report.

### **Items for information**

Members gave consideration to the items for information contained within the matrix.

The Chairman referred to application 23/00747/FUL – Land to the South of Colliery Lane, Hetton Le Hole and advised that a site visit was to be arranged for this application.

Councillor Haswell asked that a site visit be arranged for the development of the film studio at the Groves Cranes site in due course. The representative of the Executive Director of City Development advised that there was no date set for this application to be considered and that there would be a site visit arranged once a date for consideration of the application had been set.

6. RESOLVED that the items for information as set out in the matrix be received and noted and the requested site visit be arranged.

The Chair then closed the meeting having thanked everyone for their attendance and contributions.

(Signed) M. THORNTON  
(Chair)