

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 29th NOVEMBER, 2011 at 4.45 p.m.

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Copeland, Forbes, Gallagher, D. Richardson, T. Martin, Porthouse, Tye, S. Watson and A. Wright

Declarations of Interest

11/02240/FUL – Change of use from Waste storage area to a waste transfer station.

Councillors D. Richardson and S. Watson declared personal and prejudicial interests as Directors of Gentoo Sunderland Ltd board and withdrew from the meeting prior to consideration of the item.

11/03150/ADV – Retain Banner sign to side & 11/03151/VAR – Variation of condition 4 of planning permission ref 07/05519/FUL (Change of use to A2 (bookmakers) ground floor single storey extension to rear and single storey side extension to form new access to first floor flat) to allow the premises to open from 9:00am to 9:30pm Monday to Saturday and 10:00am to 6:00pm Sunday and bank holidays.

Councillor Porthouse declared a Personal and Prejudicial interest in the applications as he knows the applicant and he withdrew from the meeting prior to the consideration of the two items.

Apologies for Absence

Apologies for absence were received from Councillors Charlton, Ellis, P. Watson and Wood

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

The Deputy Chief Executive submitted a report, supplementary report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy report – see original minutes).

10/03941/OUT – Outline planning permission with all matters reserved except for access for 150 residential dwellings at Rushford Phase 2

The representative of the Deputy Chief Executive, Mr Mike Mattok, advised the questions raised by Members at the previous meeting had been addressed in the officer's report. A set of plans detailing the existing traffic flows and the predicted changes to traffic levels arising from the proposed development were also included in the report. The Highways Engineers were of the opinion that there would not be any material impact on the highways network as a result of the development taking place with there being an increase in 100 journeys at peak times which it was felt that the network could cope with.

Councillor Tye stated that it was pleasing to see that all of the questions raised had been addressed in the report.

Councillor Forbes queried the accuracy of the road cost figures and contributions for the link road as set out in the 1999 Planning Guidance based on the passage of time. Mr Mattok advised that the contribution paid by the Developer in 1999 represented the costs for the construction of the section of the route in order to serve both Phases 1 and 2. At the time, it was also hoped that the redevelopment of Cherry Knowle Hospital would be taking place in the near future although this did not occur. Planning applications for these sites are now expected shortly. The road cost figures and contributions from these sites will inevitably have to be reviewed in view of the passage of time.

The Officer's recommendation was then put to the Committee and it was:-

1. RESOLVED that the determination of the application be delegated to the Deputy Chief Executive to grant permission for the reasons set out in the report subject to the conditions set out therein and to the signing of a Section 106 agreement.

11/02240/FUL- Change of Use from waste storage area to a waste transfer station.

2. RESOLVED that the application be approved for the reasons set out in the report and subject to the 4 conditions set out therein.

11/02650/FUL – demolition of existing garage buildings and erection of three storey building to provide three commercial units at ground floor (Proposed to operate within Use Class A1 (Shops) or A2 (Financial and Professional Services) and six units of multiple occupation residential accommodation (Use Class C4) to first and second floors, each comprising six bedrooms with communal lounge and kitchen facilities, accessed via three communal staircases to the rear, and associated car parking and infrastructure. (Amended description)

Councillor Tye asked for confirmation that the proposed residential component of the development would be six flats each containing 5 bedrooms in each flat with

communal areas. He also asked whether it was known who the prospective tenants would be.

Mr Mattok confirmed the proposals and advised that it was anticipated that the flats would be used as student accommodation.

Councillor Forbes stated that this application was for a number of HMOs in one building which was not inkeeping with the area. She also stated that the parking provision seemed to be inadequate. It was hoped that regardless of the outcome of this application that the owner would demolish the current buildings and clear the site.

Mr Mattok advised that the level of parking was deemed to be acceptable and there was parking to be introduced at the front for users of the new commercial units. However, the development was not acceptable based on its scale and design and the separation distance with the neighbouring properties.

Councillor A. Wright asked for confirmation of whether the previous application was for conventional apartments and Mr Mattok advised that this was the case.

Councillor T. Martin stated that this was a busy road and he shared the concerns which had been raised with regard to the lack of parking provision.

The Chairman then introduced local resident Mr Burke who was in attendance to speak on this application.

Mr Burke stated that he was representing the residents of Grangetown and that his main concern was with the current condition of the site. The structures on site attracted antisocial youths to congregate as well as drug users; he wanted all of the structures on the site, including the front boundary wall, to be removed regardless of the outcome of this planning application.

3. RESOLVED that the application be refused for the 2 reasons set out in the Circulatory Report.

11/03046/FUL – Erection of a disabled access ramp to the front of the property (Retrospective)

Councillor A. Wright circulated some photographs of the ramp to show the Committee the scale and appearance of the ramp. He had no objections to the ramp being installed as the resident required this ramp to be able to access their property, he did however object to the materials used and the style of the construction.

Councillor Porthouse agreed with Councillor Wright's comments. In his view, the large steel construction would look more inkeeping in a factory than in an open plan residential street and was an eyesore.

Mr Mattok advised that this ramp was intended as a temporary structure to allow the resident to access their house; once the ramp was no longer required then the ramp would be removed. It was due to this that a metal ramp had been installed as it could

be easily removed and reused at another location unlike a concrete ramp which would not be able to be removed easily.

4. RESOLVED that the application be approved for the reasons set out in the reports and subject to the 2 conditions set out in the circulatory report.

11/03150/ADV – Advertisement Consent to retain banner sign to side

5. RESOLVED that the application be approved for the reasons set out in the Circulatory Report and subject to the 6 conditions set out therein.

11/03151/VAR – Variation of condition 4 of planning permission ref. 07/05519/FUL (Change of use to A2 (bookmakers), ground floor single storey extension to rear and single storey side extension to form new access to first floor flat) to allow the premises to open from 9:00am to 9:30pm Monday – Saturday and 10:00am – 6:00pm Sunday and bank holidays.

Mr Mattok advised that the proposed opening hours had been stated incorrectly by the applicant when completing the planning application; the proposed hours were in fact to be 10:00 and 21:30 on weekdays, 09:30 and 21:30 on Saturdays and 10:30 and 18:30 on Sundays and Bank/Public Holidays.

Councillor A. Wright stated that parking was currently an issue. While it was stated that the forecourt could accommodate three vehicles the reality was that only two would park there at any one time. Other vehicles were parked on the roadsides and grass verges and vehicles reversed off the forecourt into heavy traffic on the main road.

Mr Mattok advised that the application would not necessarily result in an increase in the demand for parking and it was felt that there was sufficient parking provided.

6. RESOLVED that the application be approved for the reasons set out in the Circulatory Report and subject to the 5 conditions set out therein.

11/02772/FUL – Change of use to restaurant at first floor level with bar to ground floor

Councillor Tye welcomed the application; the unit had stood vacant for a significant length of time so it was pleasing to see a proposal to bring the unit back into use. It was good to see that developer interest in this area.

7. RESOLVED that the application be approved for the reasons set out in the report and supplement subject to the three conditions set out within the supplement.

(Signed) E. GIBSON,
Chairman.