

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5th JANUARY, 2010 at 5.30 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Charlton, Chamberlin, Heron, T. Martin, Miller, Morrissey, Scaplehorn and Wakefield

Declarations of Interest

Councillor Fletcher declared a personal and prejudicial interest in application 09/04365/OUT – mixed use development at SIG Combibloc Limited, Sedgeleth Industrial Estate as her husband is an employee of the Applicant's agent and left the room during consideration of this item.

Councillor Heron declared a personal and prejudicial interest in the item for information application 09/03649/MID – Removal of residual sand and gravel at Hetton Moor Farm and agreed to leave the room in the event there was to be any discussion in relation to this item.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Copeland, Cuthbert and I. Richardson

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

The Chief Executive submitted a report and a supplementary report (copies circulated) which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Cabinet upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy report – see original minutes)

09/04365/OUT – Mixed use development comprising the retention and refurbishment of Technical Centre Building to provide 1,440m² of single storey commercial accommodation (use class B2 or B8); erection of 6,558m² of single use storey commercial accommodation (use class B2 or B8); erection of

15 flats in one three storey block, 17 bungalows, 6 two storey 4/5 bed detached houses and 33 two storey 2/3 bed semi-detached houses and terraced houses (use class C3) together with associated car parking, access roads (commercial access from Blackthorn Way and residential access from Sedgely Road), turning space and landscaped areas at SIG Combibloc Limited, Blackthorn Way, Sedgely Industrial Estate, Houghton-le-Spring

The representative of the Deputy Chief Executive advised the Committee of the proposed amendments to the five draft reasons for refusal as contained in the supplementary report for their consideration, so that they would now read:-

1. The proposed development would result in the loss of land allocated to be retained and enhanced for employment purposes, the loss of that land for housing purposes would reduce the industrial land supply in the area where there is already an identified deficiency and as such would undermine the land use strategy for the area and as such would be contrary to policies 18 and 29 of the RSS and policies HA1 and EC4 of the adopted Unitary Development Plan;
2. The proposal would result in the development of employment land for residential use, which in the light of the existence of a 5 year housing land supply and the availability of more sustainable/sequentially preferable sites locally would conflict with the objectives of the Council's Strategic Housing Land Availability Assessment (SHLAA) and consequently, would be contrary to advice in Planning Policy Statement 3 (Housing), policy 29 of the RSS and policies H1 and H6 of the adopted UDP;
3. The proposed development would result in the location of housing in close proximity to industrial uses and the highway network which would be likely to result in an unacceptable residential environment and thus would be contrary to the aims of policies EN6 and EN9 of the adopted Unitary Development Plan.

It was confirmed that the proposed reasons for refusal numbered 3 and 4 in the supplementary report had now been withdrawn by the Officer.

The Chairman then welcomed and introduced Mr. Roger Marsh, Senior Planner at storeys:ssp, as the agent for the applicant, who spoke in favour of the application. A copy of their letter dated 1st February, 2010 was circulated to Members which sought to respond to main points arising from the supplementary report in relation to traffic, play provision, implementation and environmental health. In addition Mr. Marsh raised the following points:-

- A partial loss of industrial land as part of a mixed use development on the site could be justified in their view in planning terms;
- The site was considered to be suitable and sequentially preferable for housing;
- The qualitative regeneration benefits that would arise from the proposed mixed use development are a material consideration;

- Their own employment land study for Sunderland and the Coalfields area suggested that there was a 29 year supply of employment land which is in excess of the requirements of the RSS. Accordingly, in their view the site could be released in part for housing;
- Their own noise assessment report suggested that noise control issues arising from the proposed industrial use could be adequately controlled; and
- The applicants felt that on the evidence and assessments made Members could grant planning permission for the outline development.

Members were then given the chance to ask Mr. Marsh and the representative of the Deputy Chief Executive.

The representative of the Deputy Chief Executive responded to the questions and matters raised, and it was:-

1. RESOLVED that the application be refused for the three amended reasons as set out below:-

1. The proposed development would result in the loss of land allocated to be retained and enhanced for employment purposes, the loss of that land for housing purposes would reduce the industrial land supply in the area where there is already an identified deficiency and as such would undermine the land use strategy for the area and as such would be contrary to policies 18 and 29 of the RSS and policies HA1 and EC4 of the adopted Unitary Development Plan;

2. The proposal would result in the development of employment land for residential use, which in the light of the existence of a 5 year housing land supply and the availability of more sustainable/sequentially preferable sites locally would conflict with the objectives of the Council's Strategic Housing Land Availability Assessment (SHLAA) and consequently, would be contrary to advice in Planning Policy Statement 3 (Housing), policy 29 of the RSS and policies H1 and H6 of the adopted UDP;

3. The proposed development would result in the location of housing in close proximity to industrial uses and the highway network which would be likely to result in an unacceptable residential environment and thus would be contrary to the aims of policies EN6 and EN9 of the adopted Unitary Development Plan.

Items for Information

2. RESOLVED that a site visit be undertaken to application 09/04816/FUL – Premier Waste Management Ltd, Monument Park, Pattinson North Industrial Estate, Washington. At the request of Councillor Miller.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st November, 2009 to 30th November, 2009.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.