

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 25th MARCH, 2014 at 4.45 p.m.

Present:-

Councillor Curran in the Chair

Councillors Copeland, Davison, Francis, Jackson, Thompson and D. Wilson.

Declarations of Interest

14/00287/FUL – Change of use of ground floor from newsagents to hot food takeaway and installation of extraction flue to rear (amended description 26/02/2014)

Councillor Copeland made an open declaration that she had pre determined this application and was in objection to the proposal therefore took no part in determining the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Blackburn, E. Gibson and Tye.

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

The Deputy Chief Executive submitted a report and a circulatory report (copies circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(For copy report – see original minutes).

14/00287/FUL – Change of use of ground floor from newsagents to hot food takeaway and installation of extraction flue to rear (amended description 26/02/2014) 91 Newcastle Road, Sunderland, SR5 1JB

Having heard the report presented by Anthony Jukes, Principal Development Control Planner, The Chairman introduced Councillor Copeland who wished to speak in objection to the proposal.

Councillor Copeland commented that this proposal was situated in her ward and she was aware of residents concerns. Parking issues in the area were difficult and with the Localism Act it was her duty to listen to the Community.

Councillor Copeland raised concerns that a fast food establishment so near to peoples homes would create litter, noise, additional cars/traffic and disturbance/upset to residents.

The Chairman then introduced Mrs Leadbitter who wished to speak in opposition to the application and to represent the local residents. Mrs Leadbitter referred to the supporting petition and advised that most of the names on the list lived further away from the premises, therefore would not experience the problems nearby residents would encounter through this proposal.

Mrs Leadbitter advised of parking problems in the area of Crozier Street due to Toyota workers, Metro workers and visitors for the businesses already established in the street parking there. Residents suffered inconsiderate parking over their driveways, blocking entrance and exit to their properties.

The streets were very narrow and parking had an impact on traffic flow which resulted in the backing up of traffic at the lights. Children could not play out in the street due to the dangerous nature of the traffic and the Police had been called out on numerous occasions over the inconsiderate parking.

Mrs Leadbitter also commented that the Newsagents used a Transit van which restricted movement in the street and queried where the additional delivery vehicles would park. Emergency services already struggled to get down the street as it was and residents regularly had complaints in relation to litter and such like in their gardens.

Mrs Leadbitter concluded that the owners of the properties in the surrounding area had major concerns over the impacts this proposal would have.

The Chairman then introduced the business partner of the applicant who wished to address the Committee. Mr Ranjbar advised that the applicant Mr Katabi was suffering from ill health and could not attend the meeting himself. Mr Ranjbar commented that the transit van referred to was used to unload stock and was used in the back lane. In relation to parking issues, most of the Toyota workers went home in the evenings therefore there would not be a problem over parking. They had also requested a loading bay but this had not been possible.

Mr Ranjbar also suggested that if the Council supplied further bins, there would not be an issue in relation to litter in the area.

The applicant had been affected by the recent opening of the new Tesco store and it was for financial reasons that this change of use was required. Should this be approved it would result in more staff being employed instead of having to let staff go.

Mr Ranjbar concluded that the waste bins would be kept inside of the establishment and therefore everything would be kept the same and nothing would change. Councillor Francis enquired if they had estimated how many times the bins would need to be emptied and how long they could be left for.

Mr Ranjbar advised that it would be estimated for the bins to be emptied once a week but this could be increased upon request.

Councillor Jackson enquired as to the implications matchdays at the Stadium of Light had on residents in the area.

Mrs Leadbitter advised that it was very restricting and residents struggled to get in and out of their properties on matchdays.

1. RESOLVED that the application be refused for the reasons outlined in the circulatory report.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received for the period 1st February, 2014 to 28th February, 2014.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) B. CURRAN,
Chairman.