

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 30th MARCH, 2010
at 4.30 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Charlton, M. Dixon, Fletcher, M. Forbes, Miller, Morrissey,
O'Connor, Wood and A. Wright

Declarations of Interest

10/00158/FUL – Erection of 3 storey medical facility with associated car parking and landscaping

Councillor E. Gibson declared a personal interest as a family member was employed by the Primary Care Trust.

Apologies for Absence

Apologies for absence were received from Councillors Copeland, Ellis, Scaplehorn and P. Watson

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

The Deputy Chief Executive submitted a report (copy 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 the Regulations made thereunder.

(For copy report – see original minutes).

10/00158 – Erection of 3 storey medical facility with associated car parking and landscaping

The representative of the Deputy Chief Executive advised the Committee that the parking did not meet the guidelines however the guidelines were the maximum that would be required and there would be an increase in the amount of spaces available compared with the amount of spaces currently available. There would also be less staff and there would be measures in space to restrict access to the parking so that

only staff and patients would be able to access the car park. There would be an improvement over the current parking situation and as such it was felt that the proposal would be acceptable.

Councillor A. Wright expressed concerns over the level of parking not meeting the guidelines. He felt that this could result in the already critical problems in the area being exacerbated. The Travel Plan was a cause for concern, there were plans for the existing hospital park and ride scheme to be used to access the health centre. He felt that the majority of people would not be willing to use such a service due to the short amount of time patients would spend at the centre. He was concerned that there would be an increase in the level of parking in the surrounding streets.

The representative of the Deputy Chief Executive advised that the situation would be improved compared with the current situation as there would be an increase in the number of parking spaces and there would be less staff working at the facility. It was expected that the park and ride scheme would be used by staff rather than patients.

The representative of the Transportation department advised that there were constraints on the site and the proposals included an increased level of parking over the existing development. There would be mitigating measures in place to reduce the demand for the parking. There would be separate spaces purely for staff parking which would allow the main parking area to remain free for visitor parking. There would be a parking management scheme in place which would restrict access to the car park by using token operated barriers on the exit to the car park; this would restrict use of the car park to users of the medical facility only.

This was a local facility and as such the catchment area was much smaller than that of the hospital, most users of the services would live in the immediate vicinity and as such would be able to access the site on foot or by using the existing bus links.

It was envisaged that the staff would be able to use the park and ride scheme. The current car park layout was poor and the new configuration would maximise the usable space within the site.

While the proposal did not meet the guidelines for parking it did provide more parking than the existing facility and there were measures in place to reduce demand on the parking.

Councillor Miller commented that while it was not ideal that the parking guidelines had not been met there was still more parking than there was originally; he felt that there had been a remarkable job done of reworking the site to maximise the use of the space and he supported the scheme.

Councillor O'Connor expressed concerns over the viability of the barriers; he hoped that they would help to reduce the problems. He had concerns that the vehicles from the hospital which currently parked on the site would be pushed out into the surrounding streets. While he had concerns he still wanted to see the development go ahead.

Councillor M. Forbes commented that her main concern was that the vehicles from the hospital which currently parked on the site would be displaced into the surrounding streets which would exacerbate the existing parking problems in the area.

1. RESOLVED that the application be approved for the reasons set out in the report and subject to the 25 conditions set out therein.

10/00532/LAP – Demolition of multi-storey car park above Jacky Whites Market and waterproofing and resurfacing work to the exposed bottom car park level to create new roof level car park

Councillor O'Connor stated that he felt that the remaining parking should be made available only to residents of the city centre tower blocks.

The representative of the Deputy Chief Executive advised that there were negotiations with Gentoo regarding the possibility of them taking over the management of the car park once the works were completed.

2. RESOLVED that consent be granted under Regulation 3 of the Town and Country Planning Act for the reasons set out in the report and subject to the 8 conditions set out therein.

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 February, 2010 to 28th February, 2010.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.