

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 20<sup>TH</sup> DECEMBER, 2011 at 5.30 p.m.**

**Present:-**

Councillor Tye in the Chair

Councillors Curran, Fletcher, Forbes, T. Foster, Gallagher, E. Gibson, Howe, Kay, Lauchlan, Padgett, D. Richardson, J. Scott, Tate, Thompson, Wood and A. Wright.

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Ball, Charlton, Copeland, Ellis, Essl, Francis, T. Martin and P. Watson.

**Minutes of the Last Meeting of the Committee held on Tuesday, 15<sup>th</sup> November, 2011**

1. RESOLVED that the minutes of the last Committee held on Tuesday, 15<sup>th</sup> November, 2011 be confirmed and signed as a correct record.

**Reports of the Meetings of the Development Control (North Sunderland) Sub-Committee held on 2<sup>nd</sup> November, 2011 and 22<sup>nd</sup> November, 2011**

The reports of the meetings of the Development Control (North Sunderland) Sub-Committee held on 2<sup>nd</sup> November and 22<sup>nd</sup> November, 2011 (copies circulated) were submitted.

(For copy reports – see original minutes).

2. RESOLVED that the reports be received and noted.

**Reports of the Meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 4<sup>th</sup> October, 1<sup>st</sup> November and 29<sup>th</sup> November, 2011**

The reports of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 4<sup>th</sup> October, 1<sup>st</sup> November and 29<sup>th</sup> November, 2011 (copies circulated) were submitted.

(For copy reports – see original minutes).

3. RESOLVED that the reports be received and noted.

**Reports of the Meeting and Extraordinary Meeting of the Development Control (South Sunderland) Sub-Committee held on 1<sup>st</sup> November and 29<sup>th</sup> November, 2011**

The reports of the meetings of the Development Control (South Sunderland) Sub-Committee held on 1<sup>st</sup> November and 29<sup>th</sup> November, 2011 (copies circulated) were submitted.

(For copy reports – see original minutes).

4. RESOLVED that the reports be received and noted.

**Consultation Response to the Environmental Report on the Revocation of the North East of England Plan**

The Deputy Chief Executive submitted a report (copy circulated) to seek the Committee's approval on the observations made on the "Environmental Report" prepared into the revocation of the North East of England Plan (the Regional Spatial Strategy) and to agree the proposed response (attached as Annex 1) which would be submitted to DCLG in reply to the consultation.

(For copy report – see original minutes).

5. RESOLVED that the Committee agreed the response to the Environmental Report on the Revocation of the North East of England Plan at Annex 1 as the basis for the Council's formal response to DCLG.

**The Newcastle and Gateshead One Core Strategy: Update on Sunderland City Council's Response to Consultation**

The Deputy Chief Executive submitted a report (copy circulated) outlining the Council's response to two emerging planning documents jointly prepared by Newcastle City Council and Gateshead Borough Council:-

- the Newcastle and Gateshead draft Core Strategy (the One Core Strategy) which covers the whole administrative area of Newcastle and Gateshead, and
- the associated Urban Core Area Action Plan, which covers central shopping and business areas.

It was agreed at the last meeting of the Committee that further discussions should take place between Gateshead and Sunderland Councils so as to enable a fuller understanding of the background to the proposal. This report updated Members on those subsequent discussions.

(For copy report – see original minutes).

Mr. Cole presented the report and answered Members queries.

Councillor Tate commented that he supported the protection of the Green Belt and enquired if, once the available land had reached saturation point for housing, whether the Green Belt land would then have to be considered.

Mr. Cole advised that Sunderland was carrying out its own Strategic Housing Land Availability Assessment and Sunderland does have sufficient land available for housing without needing to use Green Belt land. However there was a good case for 'tidying up' what is actual Green Belt land by making sure boundaries are still fit for purpose, given that the Green Belt has not been reviewed for 25 years. Mr Cole gave the example of the abattoir site in that connection.

In addition, as set out at paragraph 3.11 of the report, Mr Cole advised that there is a need to be proactive and look at Green Belt sites to assess whether some Green Belt sites are more suitable than other sites. Consideration is being given to releasing 20 hectares of Green Belt land to the north of Nissan for employment purposes.

Councillor T. Foster commented that housing developments in Newcastle and Gateshead had been rejected due to objections and asked whether those housing numbers could instead be provided by Sunderland. .

Mr. Cole advised that the Localism Act and the new duty to co-operate was relevant, but Sunderland needed to focus on what was sustainable in our City, and to consider and converse with our neighbours.

6. RESOLVED that the Committee:-

- (i) endorsed the comments as detailed within the report;
- (ii) agreed that the City Council maintains its holding objection to the current proposals for the Leam Lane Neighbourhood Growth Area on the grounds that it will significantly impact on the Green Belt in this location; and

- (iii) authorised Officers to forward a copy of the report to Newcastle City Council and Gateshead Borough Council as constituting the City Council's formal response to the Newcastle and Gateshead One Core Strategy.

### **Sunderland City Council Local Development Framework: Annual Monitoring Report**

The Deputy Chief Executive submitted a report (copy circulated) which informed the Committee of the Council's Local Development Framework Annual Monitoring Report (AMR) for 2010/11.

(For copy report – see original minutes).

- 7. RESOLVED that the Committee endorse the Annual Monitoring Report.

The Chairman wished everyone a Merry Christmas and closed the meeting.

(Signed) P. TYE,  
Chairman.