

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 8 JANUARY 2024 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Dixon, Foster, Haswell, Herron, Morrissey, Peacock, Scott and Warne.

Declarations of Interest

Item 4 – Application 5 – 23/01899/LP3 The Sheiling Fatfield Road Washington NE38 7DT

Councillor Dixon made an open declaration that he had received email correspondence previously from Councillor D. E. Snowdon on this application but that he still retained an open mind on the proposal.

Apologies for Absence

There were no apologies for absence submitted.

Minutes of the last meeting of the Planning and Highways Committee held on 27th November 2023

1. RESOLVED that the minutes of the last meeting of the Planning and Highways Committee held on 27th November 2023 be confirmed and signed as a correct record.

Change in Order of Business

At this juncture, the Chairperson proposed a change in order of business, with the first application to be considered later in the agenda to allow Councillor Morrissey to attend the meeting as he was running late. It was also proposed that the fourth application be considered later in the agenda as the speakers registered in objection to that application had not yet arrived at the meeting.

Planning Application 23/01576/FUL – Erection of building to the south elevation of the On-Site Warehouse (OSW). Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland, SR5 3NS

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

There being no questions or comments, it was:-

2. RESOLVED that planning permission be APPROVED subject to the recommended schedule of draft conditions listed within the report.

Planning Application 23/01577/FUL – Erection of building to the south elevation of Trim & Chassis (GD1A). Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland, SR5 3NS

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

At this point Councillor Morrissey arrived at the meeting and was told he could not take part in voting on this application.

Councillor Scott commented that it was clear applications of this ilk showed a commitment to the City and he was glad to see this and was happy to be able to approve such a proposal.

There being no further questions or comments, the Chairperson put the Officer recommendation to the Committee and it was:-

3. RESOLVED that planning permission be APPROVED subject to the recommended schedule of draft conditions as listed within the report.

Planning Application 23/00270/MAW – Installation of a distillation column and 5no. storage tanks. Tradebe Solvent Recycling Limited, Hendon Dock, Barrack Street, Sunderland, SR1 2BU

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

Councillor Morrissey commented that this would be welcome investment in the Port area and it was good to see private investment being made into the Hendon area.

There being no further questions or comments, the Chairperson put the Officer recommendation to the Committee and it was:-

4.. RESOLVED that planning permission be APPROVED subject to the recommended schedule of draft conditions as listed within the report.

Planning Application 23/02281/LB3 – Proposed internal works (including installation of mechanical extract to ceiling of laboratory; and removal of damaged plaster and stud wall linings) and external works and alterations to roof (including new lead cover flashings and lead hips; replacement of flat roof of central tower; removal of flagpole, access equipment to roof, and 2no. rooflights (westernmost rooflight to be replaced with slate roofing to match existing and easternmost rooflight to incorporate slate mushroom vent)); guttering (replace existing lead guttering with stainless steel equivalent); pipework (removal of defected, redundant pipes); and external door to central tower (to be replaced with louvred door). Museum And Art Gallery, Mowbray Gardens, Burdon Road, Sunderland, SR1 1PP

The Executive Director of City Development submitted a report and supplemental report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The Chairperson gave the Committee time to read the Supplemental Report.

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

Councillor Dixon advised of a recent complaint raised with him by a constituent and enquired if this application would address any issues with the baby changing rooms within the winter gardens or if this needed to be taken

up with Officers outside of the meeting. The Planning Officer advised that they would send this query to Property Services for them to liaise with Councillor Dixon outside of the meeting.

Councillor Morrissey commented that this was a historic building and he was pleased to see that work was being done to restore it.

Councillor Scott agreed with Members sentiments as it was a building for future generations to enjoy and he was supportive of this application.

The Chairperson echoed colleagues comments adding that it was a much loved building so there was a need to ensure it was maintained as it should be.

There being no further questions or comments the Chairperson put the officer's amended recommendation in the supplemental report to the Committee and it was:-

5. RESOLVED that Members Grant listed building consent for the proposed works subject to the draft conditions within the main report and the amended condition 3 within the supplemental report

Planning Application 23/01899/LP3 – Internal arrangements to provide supported accommodation for up to 5no individuals. The Sheiling, Fatfield Road, Washington, NE38 7DT

The Executive Director of City Development submitted a report (copies circulated) in respect of the above matter and a Supplemental Report.

(for copy report – see original minutes)

At this juncture, the Chairperson advised that the individuals that had registered to speak in objection to this item were still not in attendance and given the strength of feeling shown at the previous meeting this application was considered at, the Chairperson suggested that it may be prudent to defer this application in order to determine if there had been an issue as to why the registered speakers were not present.

In response to Councillor Haswell's query over how residents were informed of the meeting, the Development Control Manager advised that it was the responsibility of the persons objecting or supporting an application to track using the Council online Planning Public Access. Ordinarily, those with an interest in an application register to receive alerts when new information/documents are submitted, which includes the Committee report.

Councillor Warne suggested that since the October meeting of the Committee there may have been a slackening of objections to the proposal on social media but he agreed that more time should be given for the registered speakers who wanted to object to the application to attend but this should be their final chance. The Development Control Manager advised that as a one

off, Officers would notify the registered speakers and residents personally that the application would be considered at the next meeting of the Committee.

Councillor Morrissey advised that whilst he agreed with the comments made by colleagues that residents needed to be included as much as possible, they also had to consider the applicants of this proposal and the end service users that wouldn't be getting the help due to this delay, therefore if the proposal to defer was to be put to a vote he would not be voting in favour of a deferral.

Councillor Scott agreed adding that they were doing a disservice to the applicant and potentially five young people that this proposal would be helping should the application be approved but he did understand the need to ensure residents in opposition were included in the proceedings as much as possible.

Councillor Dixon commented that as we were unaware as to why the registered speakers who had registered to speak in objection had been unable to attend he agreed with the Chairperson that it would be sensible to defer the item given the strength of feeling previously expressed on this.

The recommendation to defer the item to the next meeting of the Committee to enable the registered speakers to attend as the Committee was unaware of any reason why the registered speakers had not attended and given the interest in this application, it was proposed by the Chairperson, and duly seconded by Councillor Peacock, with 8 members voted in favour and 1 Member voted against, therefore it was:-

6. RESOLVED that the application be deferred to the next meeting of the Committee.

Revised Guidance on the Validation of Planning Applications

The Executive Director of City Development submitted a report (copy circulated) for the Committee to note and endorse revised guidance on the validation of Planning Applications

(For copy report – see original minutes)

The Planning Officer presented the report advising that a few further minor amendments were required to the document submitted in relation to minor paragraph changes and those would be updated by Officers.

Councillor Dixon wished to thank Officers for their hard work and enquired if there had been many changes made over the years. The Planning Officer advised that there had been a number of changes over a period of time and it was important to keep this document up to date and it was felt a good time to renew the guidance.

In response to Councillor Dixon's query as to any feedback received from applicants, the Planning Officer advised that the guidance did go out for full consultation and two representations had been received from developers and

that comments had been generally supportive and were covered within the report.

With regards to items within the guidance that had required amendments over time, the Planning Officer confirmed that this had been necessary and mainly related to issues around Ecology.

Councillor Dixon enquired if there was anything on the new guidance to make the procedures easier for applicants. The Planning Officer acknowledged that there was a lot of complexity within the procedures and they were sure that this would be looked at again in the future.

7. RESOLVED that the Planning and Highways Committee noted and endorsed the revised guidance

Items for information

Members gave consideration to the items for information contained within the matrix.

8. RESOLVED that the items for information as set out in the matrix be received and noted

The Chairperson then closed the meeting having thanked everyone for their attendance and contributions.

(Signed) M. THORNTON
(Chairperson)