

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 23rd February, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, D. Dixon, M. Dixon, English, I. Galbraith, Jackson, Mordey, Price, Scaplehorn and S. Watson.

Declarations of Interest

15/01804/FU4 – Land at Belford Close, Sunderland

Councillor M. Dixon declared that he had received phone calls from residents and enquiries during Ward Surgeries in respect of the application but had retained an open mind in relation to the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Atkinson, Gallagher, D. Smith, Tye and P. Watson.

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

The Executive Director of Commercial Development submitted a report and circulatory report (copies 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 Regulations made thereunder.

(For copy reports – see original minutes).

15/01704/LP3 – Partial demolition of commercial building with rearmost section modified and retained – Former Littlewoods Call Centre, Commercial Road, Sunderland, SR2 8QS

Danielle Pearson, Development Control Manager, presented the report in respect of the application and was on hand to answer Members' queries.

1. RESOLVED that Members be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to no new objections

being received prior to the expiry of the consultation period and subject to the six conditions listed within the report and the amendment to condition 3 as set out in the circulatory report.

1501804/FU4 – Erection of 8no detached dwellings (3no. 6 bedroom and 5no. 5 bedroom) with associated roads (amended drawings received 27.11.2015) – Land at Belford Close, Sunderland

Mrs Pearson presented the report in respect of the application.

The Chairman then introduced Mrs Bosanko who wished to speak in response to the application as a local resident. Mrs Bosanko advised that she had no objection to the principle of the development on the site but had concerns over the proposed access to the site from Belford Close and in light of the existing road traffic issues on the road. The road at present was very short and not wide enough due to parked cars, with barely enough room to allow two cars to pass each other.

Mrs Bosanko advised that there were a number of apartments in the area where the residents had cars which needed to be parked somewhere and this created a bottleneck on the road. She suggested that the area of cultivated land adjacent to the road that was neglected could be used to widen the road to enable residents to manoeuvre off their drives and give them an unobstructed view.

Mrs Pearson advised that the proposal had been assessed from a Planning/Highways perspective and they had to consider the specific proposal that had been submitted.

Paul Muir, Highways Engineer advised they had assessed the proposal based on eight dwellings, which all had driveways that could accommodate two cars and after detailed discussions with the developer they had confirmed their agreement to fund the improvement of Belford Close by widening it through a Section 278 Highways Act agreement.

The Chairman then introduced the agent for the developer who advised that the location of the access to the site could not be changed due to the number and position of the trees which were subject to TPOs on the site and this was the only option available which had also been the preferred option stated by the Local Authority in their original design brief.

In response to the Chairman's enquiry, the Agent confirmed that the developer agreed to fund the improvement and widening of the road to an adopted standard via a Section 278 agreement.

2. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report, subject to the 15 conditions listed within the report.

15/02403/FU4 – Demolition and erection of new boundary walls to rear with roller shutter vehicular access and roofing over to form store room – 38 Sunningdale Road, Sunderland, SR3 4HE

3. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning Act 1992 for the reasons set out in the report and subject to the three conditions listed within the report.

16/00054/LP3 – Installation of ball stop posts and netting in front of existing ball stop nets – Ryhope Recreational Park, Ryhope Street South Sunderland

4. RESOLVED that Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to the three conditions contained within the report and subject to no objections raising new material issues being received by 2nd March 2016.

Items for Information

5. RESOLVED that site visits be undertaken at the request of the Chairman in respect of:-
 - a. 15/02165/FU4 – Car Park Adjacent to Sambucas Fish Quay Low Street Sunderland
 - b. 16/00037/FUL – Former Joplings John Street Sunderland SR1 1DP
 - c. 15/02557/HY4 – Former Vaux Brewery Site Gill Bridge Avenue City Centre Sunderland
 - d. 15/02375/FUL – Site of the Forge Neville Road Pallion Sunderland
 - e. 15/02436/FU4 – Land at Salterfen Lane Sunderland
- 15/02298/FU4 – East Herrington Branch Library Atlantis Road Sunderland SR3 3JL

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received and determined for the period 1st January, 2016 to 31st January, 2016.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

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

(Signed) S. PORTHOUSE,
Chairman.