

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 29<sup>th</sup> September, 2009 at 5.00 p.m.**

**Present: -**

Councillor Miller in the Chair

Councillors Ball, Bell, Copeland, Fletcher, Francis, E. Gibson, Heron, Howe, T. Martin, Miller, O'Connor, Scaplehorn, J. Scott, Wakefield, 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 Charlton, I. Cuthbert, M. Forbes, G. Hall and T. Martin.

**Minutes**

1. RESOLVED that the minutes of the meeting of this Committee held on 21<sup>st</sup> July, 2009 be confirmed and signed as a correct record.

**Report of the Meeting of the Development Control (North Sunderland) Sub-Committee**

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 28<sup>th</sup> July, 18<sup>th</sup> August and 8<sup>th</sup> September, 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

### **Report of the Meetings of the Development Control (South Sunderland) Sub-Committee**

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 28<sup>th</sup> July, 2009 and 8<sup>th</sup> September, 2009 (copy circulated) was submitted.

(For copy reports – see original minutes).

3. RESOLVED that the report be received and noted.

### **Report of the Meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee**

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 28<sup>th</sup> July, 18<sup>th</sup> August and 8<sup>th</sup> September 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

### **Sunderland Retail Needs Assessment and Sunderland Employment Land Review**

The Director of Development and Regeneration submitted a report (copy circulated) which notified the Committee that two important studies had been finalised which respectively addressed retail need and employment land in the City. These reports – the Sunderland Retail Needs Study and the Sunderland Employment Land Review – will form part of the evidence base of the emerging Local Development Framework (LDF) Core Strategy.

(For copy report – see original minutes).

Mr. Neil Cole, Planning Policy Manager presented the report.

Councillor Heron queried the amount of industrial land that had been identified as potential employment sites.

Mr. Cole advised that an additional 60 hectares of industrial land had been identified with 1200 hectares of land already devoted to employment.

Referring to the central route and the location of the proposed new bridge, Councillor Heron queried to what extent future employment land opportunities are considered as a result of planned infrastructure improvements.

Mr. Cole stated that the Planning Policy Team work closely with the Transport and Engineering Section to identify potential employment land that may

become available as a result of proposed infrastructure improvements. For example, the completion of the southern radial route had meant that new employment sites in Ryhope had become viable.

The Chairman having thanked Mr. Cole for his report, it was:-

5. RESOLVED that the contents of the report be received and noted.

#### **A184 Newcastle Road, Fulwell Objection to Proposed Speed De-restriction Order**

The Director of Development and Regeneration submitted a report (copy circulated) to inform the Planning and Highways Committee of an objection that has been received with regard to the proposed introduction of a speed de-restriction Order on the above-mentioned road.

(For copy report – see original minutes).

Mr. Ian Pearson, Principal Engineer presented the report. He advised that it was proposed to introduce a de-restriction Order on the A184 Newcastle Road, from a point 102 metres northwest of the Shields Road roundabout to the City boundary, in order to regularise the current position and reflect the existing speed limit of 60 mph as signed on this section of road..

Mr. Pearson advised that the objector had stated that the Council should have reviewed the speed limit with a view to reducing it to 50 mph. Mr Pearson advised that if the Council did want to reduce the speed limit to 50 mph as suggested by the objector, it would be necessary to re-consult statutory bodies first as part of a new process and providing no objections were received it would then necessitate changing the signing along its length, which would lead to additional cost to the Council, whereas regularising the speed limit now as proposed can be carried out without these additional consultations and costs.

The purpose of the exercise was to regularise the current position. A future review of roads subject to de-restricted speed limits was to be carried out in 2009/10 and this review would include the relevant length of Newcastle Road..

Councillor Francis commented that there were numerous different speed limits along this stretch of short road, which varied between 30 – 60 mph and in his view a consistent approach to speed limits would be preferable.. Councillor Bell stated that outside the City boundary in South Tyneside, the speed limit dropped to 50 mph on the road.

Councillor Wakefield queried whether the fact that this road did not appear to have a confirmed de-restriction Order in force was an isolated incident or

whether other similar cases regarding de-restriction orders had been identified in the City.

Mr Pearson confirmed that no other similar cases had been identified and he advised that there was a need to regularise the situation quickly to assist Northumbria Police and Members comments would be taken on board when the planned review was carried out.

6. RESOLVED that

- (i) the formal objection received during the statutory consultation process from a local resident opposed to the introduction of the de-restriction Order not be upheld,
- (ii) the objectors are notified accordingly.

### **Planning Performance Agreements**

The Director of Development and Regeneration submitted a report (copy circulated) to consult the Committee about Planning Performance Agreements (PPA), their use and to seek the Committee's agreement in using them in processing and determining certain planning applications.

(For copy report – see original minutes).

Mr Keith Lowes presented the report and provided information on Planning Performance Agreements and their background and the advantages they bring.

Councillor Wakefield queried at what point in the process Members would be engaged.

Mr. Lowes advised that where appropriate the potential use of the agreements would be considered initially by Officers with the Developers. Members would then be regularly updated on any Agreements entered into as part of the items of information detailing live planning applications which are submitted to Development Control Sub-Committees.

Councillor Heron queried who would decide whether an agreement was appropriate in the circumstances. . Mr Lowes advised that the developer and Council officers would jointly agree the use of the procedure, including a project plan and programme necessary to determine the planning application to an agreed and suitable timetable. The agreement would be flagged to the Committee.

Mr. Lowes informed the Committee that developments that would qualify for this approach would generally fall within the category of large-scale major applications or significant developments which are unique, complex schemes.

The Chairman having thanked Mr. Lowes for his report, it was: -

7. RESOLVED that the contents of the report are noted and the adoption of the PPA process and its Charter for use in the appropriate cases be agreed.

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

(Signed) G. Miller  
Chairman.