

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on THURSDAY, 17TH DECEMBER, 2009 at 4.30 p.m.

Present: -

Councillor Miller in the Chair

Councillors Bell, Charlton, Copeland, Fletcher, M. Forbes, E. Gibson, Heron, Scaplehorn, J. Scott, Wakefield, Wood and A. Wright.

Declarations of Interest

Item 7 - Consultations from Neighbouring Councils on Planning Applications

Councillors Bell, J. Scott and Wood declared a personal interest in the item as season ticket holders at Sunderland AFC.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, T. Martin, Snowden and Tye.

Minutes

1. RESOLVED that the minutes of the meeting of this Committee held on 27th October, 2009 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (North Sunderland) Sub-Committee held on 3rd November, 2009

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 3rd November, 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 meetings of the Development Control (South Sunderland) Sub-Committee held on 3rd November, 2009 and 1st December, 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

Report of the Meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 3rd November and 1st December, 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

Referring to the minutes from 1 December, 2009, Councillor J. Scott stated that the Planning Officer present at the meeting had advised that if the application relating to Freezemoor Road was deferred, then the Council's performance targets would suffer and it would be difficult to reconvene the meeting within the relevant timescale. Councillor Scott requested that this statement be included in the minutes as he felt it was an inappropriate consideration upon which to base a decision.

4. RESOLVED that subject to the above amendment the report be received and noted.

Consultations from Neighbouring Councils on Planning Applications

The Deputy Chief Executive submitted a report (copy circulated) to:

- i) seek the Committee's endorsement to responses made to two consultations from neighbouring Councils about planning applications affecting sites close to the common boundary with the City of Sunderland;
- ii) to seek authorisation for the Deputy Chief Executive to respond on the Committee's behalf to similar future consultations on non major applications.

(For copy report – see original minutes).

Mr Mike Mattok, Technical Manager, Development Control presented the report.

Councillor Heron disagreed with the recommendation to delegate future consultations on non major applications as he felt Members should be able to comment on planning conditions.

A number of Members concurred with Councillor Heron's remarks, stating that many planning decisions were already delegated to officers.

Referring to the Sunderland AFC application, Councillor Forbes questioned whether once the application was passed there would be a possibility at a later date that the green belt could be breached further.

Mr. Mattock advised that all controversial issues would be consulted on regardless of size. The problem existed that planning meetings only took place every 4 weeks yet officers only had 21 days to respond as a consultee to neighbouring authority planning applications. With regard to encroachment of the green belt, Mr. Mattock advised that any future impact on the green belt would be the subject of a further planning application.

Councillor Scaplehorn requested clarification as to the extent of the Committee's influence with regard to such applications and was advised that they were a consultee only.

Keith Lowes, Head of Planning and Environment advised that in the light of Members' concerns, recommendation (ii) would be withdrawn. The Chairman stated in that event it was important that Members supported any extraordinary meetings that would be convened as a result, to allow responses on applications to be made in time.

Notwithstanding Councillor Forbes' concerns regarding infringement of the green belt with regard to the SAFC proposal it was:-

5. RESOLVED that:-

- i) the Committee endorse the comments sent to Gateshead MBC in relation to application DC/09/01379/OUT; and
- ii) the Committee endorse the comments sent to South Tyneside MBC in relation to application ST/2032/09/FUL.
- iii) Upon the withdrawal of the recommendation, future consultations on non major applications where the Council is consulted by a neighbouring authority which may have an impact on Sunderland's interests continue to be brought to the Planning and Highways Committee for approval.

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

(Signed) G. Miller

Chairman.