

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 15<sup>TH</sup> NOVEMBER, 2011 at 5.30 p.m.**

**Present:-**

Councillor Tye in the Chair

Councillors Ball, Curran, Ellis, Essl, M. Forbes, Francis, Gallagher, Howe, Lauchlan, T. Martin, Padgett, D. Richardson, J. Scott, Tate, Thompson and Wood.

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Charlton, Copeland, Fletcher, T. Foster, E. Gibson, Kay, P. Watson and A. Wright.

**Minutes of the Last Meeting of the Committee held on Tuesday, 11<sup>th</sup> October, 2011**

1. RESOLVED that the minutes of the last Committee held on Tuesday, 11<sup>th</sup> October, 2011 be confirmed and signed as a correct record subject to the inclusion of Councillor Ball's attendance and not Councillor Bell.

**Minutes of the Extraordinary Committee held on 27<sup>th</sup> October, 2011**

2. RESOLVED that the minutes of the Extraordinary Committee held on 27<sup>th</sup> October, 2011 be confirmed and signed as a correct record.

**Report of the Extraordinary Meeting of the Development Control (South Sunderland) Sub-Committee held on 18<sup>th</sup> October, 2011**

The report of the extraordinary meeting of the Development Control (South Sunderland) Sub-Committee held on 18<sup>th</sup> October, 2011 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

## **Proposed Traffic Regulation Order to Prohibit Waiting on Durham Road, Houghton**

The Executive Director of City Services submitted a report (copy circulated) to inform the Committee of the objection received to the proposed Traffic Regulation Order (TRO) prohibiting vehicles waiting on markings between the times of 8.30 am – 9.30 am, 3.00 pm – 4.30 pm, Monday to Friday on Durham Road, Houghton.

(For copy report – see original minutes).

### **4. RESOLVED that:-**

- (i) the objection received during the consultation process to the introduction of the waiting restrictions should not be upheld; and
- (ii) the Executive Director of City Services be recommended to instruct the Head of Law and Governance to make the “No Waiting” Traffic Regulation Order on Durham Road, Houghton.

## **Consultations from Neighbouring Councils on Planning Applications – Sheddons Hill, Birtley**

The Deputy Chief Executive submitted a report (copy circulated) to seek the Committee’s agreement to the response to be made to a consultation from a neighbouring Authority regarding a planning application affecting a site within proximity to the boundary of the City of Sunderland.

(For copy report – see original minutes).

Sunderland City Council had recently been consulted by Gateshead Council on the planning application for the erection of a single wind turbine (79.6m tip height) and associated hard standing, switch room, metering unit and access track at Sheddons Hill, Birtley.

Mike Mattok, Technical Manager, Development Control advised that, for the reasons outlined in the report, it was not considered that the proposal would be likely to have any notable adverse impact on Sunderland or its residents. However, it was considered that the proposal represents an inappropriate development in the Tyne and Wear Green Belt and would have an adverse impact upon the openness of the Green Belt. It was therefore recommended that the Council make that observation to Gateshead Council with regard to the proposal.

### **5. RESOLVED that the above observation be made to Gateshead Council in relation to Planning Application No. DC/11/01019/FUL.**

## **The Newcastle and Gateshead One Core Strategy and Urban Core Area Action Plan: Sunderland City Council Response to Consultation**

The Deputy Chief Executive submitted a report (copy circulated) to inform the Committee that the Council had been jointly consulted by Newcastle City Council and Gateshead Borough Council regarding two emerging planning documents:-

- 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.

The report highlighted specific issues arising from the draft Core Strategy that would be of significance to the future development of Sunderland. The closing date for responses to the consultation was originally 25<sup>th</sup> November, 2011.

(For copy report – see original minutes).

Neil Cole, Lead Policy Officer for Planning presented the report and referred to the proposals at Leam Lane. Mr. Cole advised that Sunderland City Council's view was that the site would undermine the integrity of the green belt and that as the consultation period had been extended to 4<sup>th</sup> January, with Members permission, requested this report be submitted as a holding response to allow further consultation to take place with the other Authorities involved.

Councillor T. Martin commented that he knew the area well and it would impose upon the green belt and felt the plans should be resisted.

Councillor Wood agreed with Councillor T. Martin and considered that it was not a sustainable development, therefore had no problem in allowing Officers more time to consult further.

Councillor Ellis commented that the proposal should be resisted as strongly as possible as it was a gross invasion of the green belt.

Councillor Forbes agreed that the proposal should be strongly resisted and was in favour of getting more information on the matter. Councillor Forbes suggested that the housing options could be looked at again once the Regional Spatial Strategy has been rescinded.

Councillor Forbes also referred to paragraph 3.14 of the report and commented that she welcomed the proposal to re-open the Leamside line but as this had been turned down previously due to a lack of a business case, asked if any indication had been given that it would be looked upon more favourably this time.

Mr. Cole advised that the Leamside line has been an issue for some years and may continue to be so. Network Rail was undertaking a feasibility study to justify further work to look at re-opening the line. Mr. Cole advised that he would check and feedback to the Committee on the latest position.

Councillor Tate enquired if the Council's objection would carry any weight.

Mr. Cole advised that as a statutory consultee the Council does have the right to make objections, and the Localism Act would also impose a duty of co-operation between Authorities. The Council can also ultimately make submissions upon the public examination of the plans before an Inspector.

Councillor Howe also commented that the proposal should be resisted as he felt it was a continued attack on the green belt and could set a precedent elsewhere if approved.

Councillor Francis commented that he believed the implementation of the Leamside line was rather a “red herring” as it would involve a great cost to bring it back into use.

Councillor Howe referred to paragraph 3.6 of the report and the Walker Riverside being mentioned as a specialist location for renewable energy and enquired as to the impact this would have on our Port.

Colin Clark, Head of Planning and Property advised that Walker Riverside was an established location for renewable energy and he did not believe it would detract from the Port of Sunderland in any way as the opportunities were so large it was unlikely only one particular location could meet the demands of offshore provision.

Councillor Howe commented that there were other Ports interested and felt Sunderland’s chances could be affected by this.

Mr. Cole advised that the recommendation was to send off Members’ comments and concerns and for Officers to meet with the other two Authorities and discuss why the Leam Lane site has come forward and bring the findings back to the next available Committee.

6. RESOLVED that the Committee:-

- (i) endorsed the comments as detailed within the report, with the addition of the Members’ comments/concerns;
- (ii) agreed that the City Council objects to the current proposals for the Leam Lane Neighbourhood Growth Area on the grounds that it would significantly impact on the Green Belt in this location and also due to its potentially adverse implications for housing regeneration in Sunderland; and
- (iii) authorised Officers to forward a copy of this 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 (pending further discussions).

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

(Signed) P. TYE,  
Chairman.