

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on WEDNESDAY, 17<sup>TH</sup> APRIL, 2013 at 5.30 p.m.**

**Present:-**

Councillor Tye in the Chair

Councillors Blackburn, Curran, Davison, Dixon, Francis, Howe, Lauchlan, Padgett, Price, D. Richardson, Scott, Thompson, D. Wilson and Wood.

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Ball, Copeland, Ellis, Essl, E. Gibson, T. Martin, F. Miller, Scaplehorn, Turton and P. Watson.

**Minutes of the last meeting of the Committee held on 21<sup>st</sup> March, 2013.**

1. RESOLVED that the minutes of the last meeting held on 21<sup>st</sup> March, 2013 be confirmed and signed as a correct record.

**Report of the Meeting of the Development Control (North Sunderland) Sub Committee held on 28<sup>th</sup> March, 2013**

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 28<sup>th</sup> March, 2013 (copy circulated) was submitted.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

## **Reference from Cabinet – 17 April 2013**

### **Sunderland's Local Development Framework Evidence Base: The Strategic Housing Market Assessment, Strategic Housing Land Availability and Draft Settlement Break Review**

The Head of Law and Governance submitted a report (copy circulated) to seek the advice and comments of the Committee on a report considered by Cabinet on 17 April 2013. The Cabinet report had sought approval to the Strategic Housing Land Availability Study (2013) and the Strategic Housing Market Assessment (2013) for its use in developing the Local Development Framework and to assist in the determination of day to day planning applications. The Cabinet was further requested to approve the Draft Settlement Break Review for public consultation. Members' views would contribute to the consultation process.

(For copy report – see original minutes)

Neil Cole, Lead Policy Officer for Planning presented the report and was on hand to answer Members' queries.

Councillor Scott referred to the existing Settlement Break and the City's Greenbelt, commenting that it played an important role in keeping the identity of villages for example and queried if this would change.

Mr Cole advised that this role would not change but they were looking at individual sites to see if they still performed this function as the Council did have to meet housing demands yet did not have enough allocated housing land to meet those needs.

In response to Councillor Curran's enquiry as to how big the pieces of land being considered were, Mr Cole advised that they all varied and referred to the map included in the agenda, advising that they were not proposing huge areas of land for consideration.

Councillor Wood commented that there were concerns nationally on meeting housing demands but referred to paragraph 5.6 of the report which suggested that there was a sufficient supply of land in the city for what was needed and that page 24 of the report showed that the SHLAA results stated that this was deliverable, so there was sufficient supply, it was whether enough homes could be built.

Mr Cole advised that the table on page 24 of the report was derived from baseline figures of what was needed. Part of the exercise had been carried out but there were warnings attached to those site figures as there were other potential land uses for some sites which could reduce the number of potential homes that could be built.

In response to Councillor Wood's query of what happens next, Mr Cole informed the committee that the same consultation would be carried out jointly

with the Core Strategy. Questionnaires to land owners and residents would be sent out to give the Council a firm handle of the sites before the review is finalised and the final document is then submitted to Cabinet for approval.

Councillor D. Wilson commented that at a recent State of the Area Debate a number of people had complained that youths had no where to play football and he felt we needed to give priority to open space for children and older youths to play on, so we needed to think about the people and their quality of life, not just about the amount of houses we can build.

Mr Cole advised that this is taken into consideration in the Strategic Housing Market Assessment and that the key reasons for people leaving the city were due to small houses and wanting to move to a better environment so it was paramount that the Council look at the individual sites and their localities. A piece of work was being done to look at areas of deficiency which will also inform the document.

3. RESOLVED that the report be received and noted and that the Committee's comments be reported back to Cabinet on 5 June 2013.

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

(Signed) P. TYE  
(Chairman)