

PLANNING AND HIGHWAYS COMMITTEE

AGENDA

Meeting to be held in the Civic Centre (Committee Room No. 2) on
Tuesday, 24th October, 2006 at 5.00 p.m.

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1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Minutes of the last Ordinary meeting of the Committee held on 25th July, 2006 (copy herewith).	1
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5.	Reports of the meetings of the Development Control (South Sunderland) Sub-Committee held on 1st August and 5th September, 2006 (copies herewith).	9
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| 7. | Development Control Performance 2006/07
Development Control Improvement Strategy 2006/7
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| | Report of the Director of Development and
Regeneration (copy herewith). | |
| 8. | Reference from Cabinet – 13th September, 2006
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Framework – Statement of Community Involvement
- Adoption | 77 |
| | Report of the City Solicitor (copy herewith). | |
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Introduction of the City of Sunderland (Concord
Shopping Area) Traffic Order | 165 |
| | Report of the Director of Development and
Regeneration (copy herewith). | |

R.C. RAYNER,
City Solicitor.

Civic Centre,
SUNDERLAND.

16th October, 2006.

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 25TH JULY, 2006 at 5.00 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Arnott, Bates, D. Forbes, E. Gibson, G. Hall, R. Heron, Howe, Lawson, Paul Maddison, Mann, J.B. Scott, J. Scott, Sidaway, Sleightholme, J. Stephenson, Tate, Tye, J. Walker, Wares and S. Watson.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Bell, Dixon, Higgins and Young.

Minutes

1. RESOLVED that the minutes of the last ordinary meeting of the Committee held on 23rd June, 2006 be confirmed and signed as a correct record subject to the inclusion of apologies for absence from Councillor Tye.

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 4th July, 2006 (copy circulated) was submitted.

(For copy report - see original minutes).

The Chairman having advised that his apologies had been submitted but not recorded, it was:-

2. RESOLVED that the report, as amended to include apologies from Councillor Porthouse, be received and noted.

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

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 4th July, 2006 (copy circulated) was submitted.

(For copy report - 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 4th July, 2006 (copy circulated) was submitted.

(For copy report - see original minutes).

4. RESOLVED that the report be received and noted.

Development Control Performance 2005/2006

The Director of Development and Regeneration submitted a report (copy circulated) which informed the Committee of the performance of the Development Control Service during 2005/2006 and updated the Committee on the Council's current status as a Planning Standards Authority.

(For copy report – see original minutes).

To complement the report, Ken Scott, Development Manager provided Members with a power point presentation detailing:-

- functions and services provided by the Development Control Section;
- the increase in the number of planning applications received (i.e. 1999/00 1500 – 2005/06 2595);
- the Council's performance in relation to Best Value Performance Indicator (BVPI) 109;
- the improved performance of the planning service resulting from the implementation of an improvement strategy and action plan, the restructuring of the Development Control Team, improved communications both internally and externally, improved motivation and a more customer focused approach; and
- challenges to be faced, including sustaining the improved performance and overcoming a lack of experience within the section.

Members were also circulated with a revised copy of pages 22 and 23 of the agenda papers. The amendments would be included in a revised copy of the spiral bound 'Review of Development Control Performance 2005/2006' which would be re-distributed to all Members of the Committee.

Mr. Scott concluded his presentation by advising that although the service could still be seen as being in intensive care, it was responding to treatment. He hoped to be able to provide Members with evidence of a sustained improvement in next year's performance report.

Councillor Tate asked how many successful appeals had been made against decisions delegated to Officers. Mike Mattok, Deputy Development Control Manager, replied that he did not have the information to hand but would provide Councillor Tate with a written answer. Likewise he would send Councillor J.B. Scott a written response to his enquiry with regard to reference 102 on page 49 of the agenda.

In response to an enquiry from the Chairman, Mr. Scott advised that the Section now had a full complement of staff, however it was one lacking experience especially with regard to major applications. Given the national skills shortage, experience was not something that could be bought. A mentoring system had been established within the Section to assist in staff development.

The Chairman having congratulated the Section on its improved performance over the past year and expressed his wish to see it sustained, it was:-

5. RESOLVED that the report be received and noted.

The Chairman then closed the meeting having thanked Members and Officers for their attendance.

(Signed) S. PORTHOUSE,
Chairman.

Item No.4

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 1ST AUGUST, 2006 at 3.30 p.m.

Present:-

Councillor Bell in the Chair

Councillors E. Gibson, G. Hall, Higgins, Howe, Mann, Porthouse and J. Walker

Declarations of Interest

Councillor Higgins declared a personal interest in Planning Application No. 06/02490/LAP in respect of changes proposed at Maplewood School, as her daughter was employed there.

Councillor Hall declared a personal interest in Planning Application No. 06/02554/LAP in respect of developments at Dame Dorothy Primary School as a member of the Capital Finance Group for the Dame Dorothy Project.

Councillor Bell declared a personal and prejudicial interest in Planning Application No. 04/01568/OUT in respect of developments at the Stadium of Light, Sunderland as a season ticket holder of Sunderland AFC and left the meeting during consideration thereof. Councillor Mann took the Chair during consideration of this item.

Apologies for Absence

An apology for absence was received from Councillor Lawson.

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

The Director of Development and Regeneration submitted a report together with a supplement (copies circulated) relating to the North Sunderland Area, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

Cllr Howe seconded by Cllr Hall moved that Members undertake a site visit in order to enhance their understanding of the issues and that the consideration of the matter be deferred to accommodate such.

In reply Cllr Higgins spoke against this motion .The matter being put to the vote and five Members voting against the motion it was resolved that a site visit be not undertaken.

(For copy reports – see original minutes)

Mrs. McLaughlan, Objector, presented her objections to Planning Application No. 06/02185/SUB in respect of the erection of a single storey extension to the front and a two storey extension to the side to provide a porch, garage and utility room with additional bedroom and bathroom at the property of 3 Dunmore Avenue, Seaburn, which related to the following allegations:-

- the issued plans containing errors;
- loss of daylight to the property and garden;
- the objector's property being overshadowed and penned in; and
- the general overdevelopment of the area and the effect on the street scene.

Members were then given the opportunity of asking Mrs. McLaughlan any questions. The representative of the Director of Planning and Environment responded to the issues raised by the Objector.

Mrs. Adamson, Applicant, presented her endorsement to the above Planning Application which related to the following:-

- the similarity of other developments in the street;
- the provision of off road parking and garage would provide in a narrow street;
- the amendments made to the plans to ensure no overhang of guttering onto the adjacent property.

Upon five Members voting to approve Planning Application No. 06/02185/SUB and two Members voting to refuse the application, it was:-

1. RESOLVED that the recommendations as detailed in the report, or as detailed in the supplementary report, be approved.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st June, 2006 to 30th June, 2006.

(For copy report – see original minutes)

There being no appeals received or determined for North Sunderland area during that time, it was:-

2. RESOLVED that the report be received and noted.

(Signed) R. BELL,
Chairman.

L. MANN,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5TH
SEPTEMBER, 2006 at 3.30 p.m.**

Present:-

Councillor R. Bell in the Chair

Councillors D. Forbes, E. Gibson, G. Hall, Higgins, Howe, Lawson and Mann

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were received from Councillors Porthouse and J. Walker.

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

The Director of Development and Regeneration submitted a report together with a supplement (copies circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes)

1. RESOLVED that the recommendations detailed in the report be approved.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st July, 2006 to 31st July, 2006.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) R. BELL,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 1ST AUGUST,
2006 at 4.15 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillor Arnott, Bell, D. Forbes, Paul Maddison, Porthouse, Sidaway, Tye
and J. Walker

Declarations of Interest

06/02115/FUL - Site of Parkhurst Road (part), Swiftden Drive, Nightingale
Close, Pennywell

The Chairman declared a personal and prejudicial interest in the application
as her husband was a Council Appointed Member of the Board of
Management of South Sunderland Housing Company Limited.

Councillors Forbes and Walker declared personal and prejudicial interests in
the same application as Council Appointed Members of the Boards of
Management of Central Sunderland Housing Company Limited and
Washington Housing Company Limited respectively.

The Councillors withdrew from the meeting prior to the Sub-Committee giving
consideration to the item and Councillor Porthouse was nominated to take the
chair for this application.

06/02734/SUB – Site at 24-26 Norfolk Street, Sunderland

Councillor Arnott declared a personal and prejudicial interest in the application
as he had clients in the area, and withdrew from the meeting during
consideration of this item.

06/01538/FUL – Site of 26-29 John Street, Sunderland, and
06/01541/LBC – Listed Building Consent at Site of 26-29 John Street,
Sunderland

The Chairman declared a personal and prejudicial interest in the applications
as her husband was a Council Appointed Member of the Board of
Management of South Sunderland Housing Company Limited.

Councillors Forbes and Walker declared personal and prejudicial interests in the same applications as Council Appointed Members of the Boards of Management of Central Sunderland Housing Company Limited and Washington Housing Company Limited respectively.

Councillor Arnott declared a personal and prejudicial interest in the applications as he had clients in the area.

The Councillors withdrew from the meeting prior to the Sub-Committee giving consideration to the above items and Councillor Porthouse was nominated to take the chair for the applications.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Bates, Dixon, Lawson, J.B. Scott and S. Watson.

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

The Director of Development and Regeneration submitted a report and addendum (copies circulated) relating to the South Sunderland Area and the City Centre, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes)

06/02115/FUL – Development of Site of Parkhurst Road, Swiftden Drive, Nightingale Close, Pennywell, Sunderland

Councillor Arnott requested a site visit to the above area, which was seconded by Councillor Maddison, in order to become familiar with the site and developments upon it. He was advised that a visit had taken place to the site within the last 12 months and that he could arrange an individual visit with a planning officer if desired.

Upon three Members voting to oppose a site visit and two Members to agree a visit, it was:-

1. RESOLVED that:-
 - (i) the recommendations detailed in the report and addendum thereto be approved with regard to the respective applications, subject to the condition set out where applicable; and

(ii) the Committee undertake site visits in respect of Planning Applications:

06/00760/OUT – Former Hylton Methodist Church, High Street, South Hylton;and

06/02468/FUL – Proposed Doctor's Surgery, Hendon Close.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning appeals received for South Sunderland for the period 1st June, 2006 – 30th June, 2006.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.

J. PORTHOUSE,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5TH
SEPTEMBER, 2006 at 4.15 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors C.R. Anderson, Bates, Bell, D. Forbes, Lawson, Paul Maddison,
J.B. Scott, Sidaway, Wares and S. Watson

Declarations of Interest

06/02468/FUL – Erection of a Primary Care Health Centre to include lower ground, ground and first floor building with associated parking, access and landscaping.

The Chairman and Councillor S. Watson declared personal and prejudicial interests in the application as both had a family member employed by Sunderland Teaching Primary Care Trust.

06/02707/LAP – Construction of a multi games area consisting of a tarmac kick about area and perimeter fencing.

The Chairman declared a personal and prejudicial interest in connection with the application as she had carried out ward work in the area and withdrew from the meeting during consideration thereof.

The Vice-Chairman, Councillor C.R. Anderson, was nominated to take the Chair for the above two applications.

Variation in the Order of Business

The Chairman proposed that the Sub-Committee hear applications 06/02468/FUL and 06/02707/LAP first as members of the public had attended for these two items.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Arnott, Dixon, Porthouse, Tye and J. Walker.

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

The Director of Development and Regeneration submitted a report and addendum (copies circulated) relating to the South Sunderland Area and the City Centre.

Ms. Walsh, objector, presented her objections to Planning Application 06/02468/FUL – Erection of a Primary Care Health Centre to include lower ground, ground and first floor building with associated parking, access and landscaping which related to the following:

- Concerns regarding limited emergency vehicle access to the front of Hendon Close as the rear court is used for parking during the day and on an evening;
- Loss of children's play area
- Natural habitat for bats;
- Loss of privacy to the front gardens of the properties along Hendon Close.

Members were then given the opportunity of asking Ms. Walsh any questions. The representative of the Director of Development and Regeneration responded to the issues raised by the objector.

Mr. Knight, objector, presented his objections to Planning Application No. 06/02707/LAP in respect of construction of a multi games area consisting of a tarmac kick about area and perimeter fencing which related to the following:

- The development encouraging an influx of youths to congregate in the area;
- The likelihood of youths participating in anti-social behaviour;
- The visual impact of the development – no colour has been specified;
- Who will maintain the property?

Members were then given the opportunity of asking Mr. Knight any questions. The representative of the Director of Development and Regeneration responded to the issues raised by the objector.

Judith Morgan, Priest of St. Wilfred's, Doxford, presented her endorsement to the above Planning Application which related to the following:-

- Ensuring availability of a dedicated recreation area would prevent youths congregating in unacceptable areas;

- Importance of the Council monitoring the site;
- The need to set sensible guidelines for the colour of the development etc.

The local Beat Police Officer for Doxford Ward was invited to comment on the application.

P.C. Les Jordon presented his endorsement to the above Planning Application which related to the following:-

- There is a deficiency of such recreation areas within the Ward;
- The development would be situated near a road where Beat Officers and patrolling police cars could observe the area.

Members were then given the opportunity of asking any questions. The representative of the Director of Development and Regeneration responded to issues raised.

1. RESOLVED that the recommendations set out in the reports be approved subject to the conditions set out.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning appeals determined and appeals received for South Sunderland for the period 1st July, 2006 and 31st July, 2006.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.

C.R. ANDERSON
Chairman

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 1ST AUGUST, 2006 at 5.00 p.m.

Present:-

Councillor J. Walker in the Chair

Councillors Bell, E. Gibson, R. Heron, Morrissey, Porthouse, J. Scott, Sleightholme, J. Stephenson, J.W. Walton and Young.

Declarations of Interest

Items for Information

06/02431/SUB - New Herrington Workingmen's Club, Langley Street

Councillors Porthouse and Scott declared a personal interest in the above application as a member of New Herrington Workingmen's Club.

Apologies for Absence

An apology for absence was submitted to the Committee on behalf of Councillor Lawson.

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

The Director of Development and Regeneration submitted a report, together with a supplementary report (copies circulated) relating to the Hetton, Houghton and Washington areas, a copy of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes).

Mr. Robin Newlove, Chartered Town Planner, spoke on behalf of the Applicant, with regard to Planning Application No. 06/02106/FUL (Change of Use of Stables and Storage buildings to tea room at East Barnwell Farm, Penshaw), and made reference to the following points in support of the proposed development:-

- providing key local facilities for visitors to Penshaw Monument;

- enhancing the appearance of the area with substantial landscaping which would mitigate the potential impact of the development on the Green Belt ;
- the accordance of the proposal with three of the principles of Government advice set out in PPG2 Green Belts; and
- retaining the openness of the adjoining Green Belt appearance.

Members were then given the opportunity to question Mr. Newlore on his presentation.

Full consideration having been given to the applications, it was:-

1. RESOLVED that:-

- (i) Planning Application No. 06/02106/FUL in respect of change of use of stables and storage facilities at East Barnwell Farm, Penshaw be deferred pending a site visit;
- (ii) Planning Application No. 06/02020/FUL regarding the erection of warehouse/storage extension to west of Heyrod Construction Ltd., Stephenson, Washington be withdrawn;
- (iii) the remaining recommendations detailed in the report or as indicated in the supplementary report thereto be approved with regard to the relevant applications detailed in those reports; and
- (iv) the Committee undertake site visits in respect of the pending Planning Application Nos. 06/02323/FUL, Land At Deancroft and 06/02431/SUB, New Herrington Workingmen's Club, Langley Street set out in the Items for Information.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning appeals for the Hetton, Houghton and Washington areas, for the period 1st June, 2006 to 30th June, 2006.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

(Signed) J. WALKER,
Chairman.

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5TH SEPTEMBER, 2006 at 5.00 p.m.

Present:-

Councillor R. Heron in the Chair

Councillors Bell, E. Gibson, Lawson, J. Scott, Sleightholme, J. Stephenson, Tate, J. Walton and Young

Declarations of Interest

05/04691/LAP - Construction of 4.65 km of a single two lane carriageway to link the A182 Washington Highway and the B1284 West of Rainton Bridge

Councillors R. Heron and Tate declared personal interests in the application as Members of Hetton Town Council.

06/03169/LAP - Variation of Condition Nos. 23 and 24 of application 02/01461/LOU to vary restrictions relating to the provision of pelican crossings and bus shelters on the B1284.

Councillors R. Heron and Tate declared personal interests in the application as Members of Hetton Town Council.

Items for Information

03/02419/OUT - Land North of Murton Lane

06/02209/FUL - Land at Murton Lane, Easington Lane.

06/03029/REM - Hellens Depot, Colliery Lane, Hetton-le-Hole, Houghton-le-Spring, DH5 0RH.

Councillors R. Heron and Tate declared personal interests in the above items as Members of Hetton Town Council.

06/02784/FUL - Former 27 Lambton Street, Sunderland

Councillors E. Gibson and J. Stephenson declared personal interests in the above items as their husbands were Council Appointed Members of the Board of Management of the Housing Company Limited.

Items Delegated to the Director of Development and Regeneration

05/04678/FUL - Rainton Bridge South Phase II, Chilton Moor, Houghton-le-Spring

Councillors R. Heron and Tate declared personal interests in the above item as Members of Hetton Town Council.

Appeals Received and Determined

06/01407/FUL - 25 Caroline Street, Hetton-le-Hole, Houghton-le-Spring, DH5 9DB

Councillors R. Heron and Tate declared personal interests in the above item as Members of Hetton Town Council.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Peter Maddison, Porthouse and J. Walker.

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

The Director of Development and Regeneration submitted a report and addendum (copies circulated) relating to Hetton, Houghton and Washington.

(For copy report – see original minutes)

Councillor Kathryn Rolph presented residents' objections to Planning Application No. 06/01836/SUB – Erection of three bedroom dwelling house with garage and new access onto classified road and made reference to the following points:-

- Visual intrusion.
- Overly dominant form of development.
- Any damage to the green open area to the side of the house caused by the development should be restored.

Members were then given the opportunity of asking Councillor Rolph any questions. The representative of the Director of Development and Regeneration responded to the issues raised by Councillor Rolph.

Beverley Collins, applicant, spoke with regard to Planning Application 06/02323/FUL – Erection of a domestic wind turbine on a 9m tower and made reference to the following points in support of the proposed development.

- Lack of promotion and encouragement of renewable energy (PPS22).
- Inaccuracies within the report.
- Wind turbine will have negligible visual impact and have positive environmental impact.

Members were then given the opportunity of asking Ms. Collins any questions. The representative of the Director of Development and Regeneration responded to the issues raised.

Mr. Horvath, applicant, spoke with regard to Planning Application No. 06/02311/SUB, erection of a domestic wind turbine on 12m pole and change of use from playing field to enclosure and made reference to the following points:-

- Within 50m of a large Mobile Phone Tower and 5 smaller Nissan Wind Turbines
- Waste land to be enclosed to prevent vandalism.
- No sightings of bats have been made, no effect on bird population.
- There are a number of small turbines locally at Billingham, Middlesbrough and Northumberland.
- During the first 20 years of life of the turbine a saving of over 250 tonnes of Carbon emissions.

Members were then given the opportunity of asking Mr. Horvath any questions. The representative of the Director of Development and Regeneration responded to the issues raised.

Upon nine Members voting to approve Planning Application No. 06/02311/SUB and one Member choosing to abstain, it was:-

1. RESOLVED that:-
 - (i) the decisions respectively recommended in the report, or as detailed in the supplementary report be approved;

- (ii) Members undertake a site visit in respect of Planning Application No. 06/02932/FUL Land West of Pattinson Road .

Town and Country Planning Act 1990 - Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st July, 2006 and 31st July, 2006.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) R. HERON,
Chairman.