

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 3RD JUNE, 2008 AT 3.30 P.M.

Present

Councillor D. Wilson in the Chair

Councillors Bell, Blackburn, Fletcher, D. Forbes, Howe, D. Smith, J.W. Walton and L. Walton

Declarations of Interest

08/00591/FUL – Erection of a new two-storey office block, land to rear of Roker Hotel, Roker Terrace, Sunderland.

08/01384/FUL – Erection of two storey apartment of 32 bedrooms with new access road and associated parking and landscaping, land to rear of Ravine Terrace and Roker Park Terrace.

Councillor D. Wilson declared a personal and prejudicial interest in the items as a close associate to one of the objectors and withdrew from the meeting prior to consideration of the items.

08/01567/OUT – Sunderland AFC (items for Information).

Councillor Bell declared a personal and prejudicial interest in the item as a season ticket holder of Sunderland AFC and agreed to withdraw from the meeting if any questions were raised in respect of the item.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor T. Martin.

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 and a report for circulation (copies circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(For copy report – see original Minutes)

08/00591/FUL – Erection of a new two-storey office block

Mr. Steve France, Development and Regeneration, took the Committee through the report and Members were then given the opportunity of asking Mr. France any questions.

Councillor J.W. Walton expressed concerns that there may have been an unauthorised removal of stone walls on the application site without conservation area consent and advised that if the planning application was approved the conditions would need to be rigorously enforced.

Mr. France advised that where expedient, enforcement action would be taken against applicants who did not comply with conditions attached to planning approvals .

The Chairman duly moved the recommendation in the report that the application be approved.

Upon being put to the vote with 4 Members voting in favour of the recommendation, 1 abstaining and 3 Members voting against, the application was approved.

1. RESOLVED that Application Number 08/00591/FUL be approved for the reasons set out in the report and subject to conditions 1 to 10 as detailed in the report.

08/01384/FUL – Erection of two storey aparthotel of 32 bedrooms with new access road and associated parking and landscaping

Mr. France took the Committee through the report.

Councillor J.W. Walton raised the following concerns:-

- The development would lead to an unacceptable increase in traffic to the rear lanes, which were already congested and poorly maintained;
- The conservation area is already over developed.

Councillor Howe raised concerns regarding the unauthorised removal of 8 trees given that conditions 13 and 14 made reference to tree retainment.

Mr. France advised that with the best intention, it is possible that some construction vehicles may cause damage to trees and in such circumstances there would be a need to replace them. The applicant had been warned about previous removal of trees without approval.

Councillor L. Walton expressed concerns regarding the access to the site which he considered to be unacceptable.

Mr. Henderson, Transport Engineer, responded to the issues raised in relation to traffic issues and advised that the proposed access arrangements were an improvement on the current access to the site. Mr. Henderson acknowledged that the back lane was not ideal access road but the new point of access would minimise vehicular movements along the full length of the lane. Similarly, the proposed parking arrangements were also considered acceptable. The developer could be required to fund the costs of any maintenance and repair works to the back road arising from its use by construction vehicles under the provisions of the Highways Act 1980.

Mrs. Tate, objector, spoke with regard to the planning application and raised the following issues:

- the consideration of a small scale development would be more appropriate;
- the unique historical value of the conservation area should be maintained;
- other, more appropriate sites, were available in the City for modern apartment developments;
- there was no guarantee regarding the developer's long term plans for the site.

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

Mr. Harding, a representative of Durham Estates, spoke with regard to the Planning Application and advised that the 32 bed aparthotel had been chosen to accommodate the increasing needs of people using the hotel.

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

Mr. France then went on to explain the implications of any proposed decision contrary to the report recommendation and advised that if the application was

refused there was a strong likelihood that in the event of an appeal the refusal may be held to be unreasonable on planning grounds and therefore there would be a risk of a costs award against the Council

The Chairman then asked if any Member wished to propose an alternative recommendation.

No alternative recommendations having been proposed, the Chairman moved the officer's recommendation in the supplementary report that the application be approved.

Upon being put to the vote with 4 Members voting for the recommendation, 1 abstaining and 3 Members voting against, the recommendation was approved.

2. RESOLVED that application number 08/01384/FUL be approved for the reasons set out in the report and subject to conditions 1-27 as detailed in the report.

08/01231/SUB – Proposed erection of 18 No. 2 bed apartments, 7 No. 3 bed terrace units, 1 No. detached 3 bed units and 1 No. 2 bed flat over a garage block including associated garages parking and hard/soft landscaped areas.

3. RESOLVED that the application be delegated to the Director of Regeneration for the reasons set out in the report to either:-

- (i) grant planning permission subject to appropriate conditions and subject to completion of a Section 106 Agreement by 4th July, 2008 or such other date as is agreed by the Director of Development and Regeneration;
- (ii) refuse permission should the legal agreement not be completed by 4th July, 2008 or such other date as is agreed by the Director of Development and Regeneration on grounds related to the inadequate provision of children's play facilities.

(Signed) D. WILSON
Chairman

R. BELL
Chairman