

Planning and Highways Committee
4th March 2024

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the Committee Report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Application 1 of Item 4

22/00970/FUL

Land at Harrogate Street and Amberley Street, Sunderland

Since the publication of the main agenda report, the Viability Assessment submitted by Thirteen Group (TG) has been assessed. A review of the Economic Viability statement provided by TG to ascertain if the S106 obligation to meet the Affordable Housing Policy requirement would render the development unviable.

The assessor noted that the report detail is limited as it is unclear as to how certain values have been arrived at, including the total market value of the properties and 'makeup' of the average build cost within TG's report. The assessor stated that the report was not intended to be a financial viability study and the assessment has utilised information submitted in an 'in-depth' Financial Appraisal report, produced by George F White in April 2023, as the basis of the assessment and utilised updated BCIS costs, Market Rent and Market Value as more up-to-date information is now available.

The assessment was constructed at a rudimentary level to show the differences between the site at Scenario 1 with 100% affordable housing as proposed, and Scenario 2 with 15% affordable housing into perpetuity. The report identified that total Discounted Market Value equates to £1,551,900 with build costs at £2,149,000 shows a short fall of approximately -£597,000

(27%) not including any element of abnormal costs, contingency, professional fees, profit, other S106 contributions and finance which would result in a loss of -£40,000 per unit. However, on TG estimated build cost per unit at £197,368.63 (£2,960,529) the shortfall equates to -£1,408,629 (52%) approximately -£94,000 per unit between discounted market value and build costs.

The assessment concluded that should the S106 Affordable Housing contribution be required the development would result in a loss of between 27% and 52% and resulting in the scheme being unviable.

Consideration has also been given to the option of the land being sold on the open market to a private developer. The assessor noted that the gross development costs are higher than the Net Development Value, particularly when land purchasing costs would need to be factored in. The position of the land is not in a desirable location and therefore Market Value will be restricted.

For the reasons set out in the main agenda report, the application is considered acceptable in respect of all other relevant matters. An amended recommended decision, which addresses the position relative to the removal of the S106 Affordable Housing requirement as detailed above, is provided below.

RECOMMENDATION:

Delegate to the Executive Director of City Development who is **MINDED TO APPROVE** the application subject to agreement of an Affordable Housing Statement which will be added to the Plans Condition; the draft conditions outlined within the main report, and subject to satisfactory and the completion of a S106 Agreement.

Application 2 of Item 4

23/00393/FUL

61 - 63 Fawcett Street, City Centre, Sunderland

Since the publication of the main agenda report, there has been a minor revision to the planning reference. This revision has resulted in the suffix changing from FU4 to FUL to reflect that the fact that the Council has no property or land interest in the host building.

In this respect Members are advised that the recommended decision has been revised accordingly from:

Grant Consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the draft conditions set out below and the satisfactory completion of the Section 106 agreement,

to:

RECOMMENDATION:

APPROVE, subject to the draft conditions set out in the main report and the satisfactory completion of the Section 106 agreement.

Application 6 of Item 4

23/02499/FUL

Hetton Car Sales, Station Road, Hetton-Le-Hole, Houghton –Le-Spring

Further to the publication of the main agenda report, there have been 2 no. additional objections submitted.

Hetton Town Council confirmed on 26th February 2024 that the Town Council noted the contents of the amended plan, but resolved to maintain its previously stated position, as set out in their representation dated 21st December 2023.

A further neighbour objection (no address provided) was received on 28th February 2024, setting out concerns regarding parking and road safety. The objection does not raise any concerns which have not been raised by other representations and issues relating to highway safety have already been covered by the main report.

For the reasons set out in the main report, the proposal is considered to be acceptable, and it is therefore recommended that Members approve the application, subject to the conditions provided in the main report.

RECOMMENDATION:

APPROVE, subject to the conditions provided in the main report.

Application 7 of Item 4

24/00067/TP3

Saint Cuthbert's Church, East Rainton

Further to the publication of the main agenda report, there have been no representations submitted in respect of this application. The period for receipt of representations does not, however expire until 20th March 2024 (not 14th March as stated in the main report).

For the reasons set out in the main report, the proposed tree works are considered acceptable, and it is therefore recommended that Members be Minded to Grant Consent for the works, subject to the conditions provided in the main report and no adverse representations being received by 20th March 2024 (please note amendment to recommendation to remove erroneous reference to the Town and Country Planning (General Regulations) 1992).

RECOMMENDATION:

MINDED TO GRANT CONSENT, subject to the conditions provided in the main report and no adverse representations received by 20th March 2024.

Application 8 of Item 4

24/00199/LP3

Opposite Penshaw House, Penshaw, Houghton-le-Spring

Further to the preparation of the main report, there have been no representations submitted in respect of this application. The period for the receipt of representations does not expire until 8th March 2024. In the event any representations are received which raise material planning considerations not addressed in the main report, then the application will be reported back to the first available Committee.

RECOMMENDATION:

MINDED TO GRANT CONSENT, under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended) subject to the draft conditions in the main report and no adverse representations being received by 8th March 2024.

Application 9 of Item 4

24/00200/LB3

Opposite Penshaw House, Penshaw, Houghton-le-Spring

Further to the preparation of the main report, there have been no representations submitted in respect of this application. The period for the receipt of representations does not expire until 8th March 2024. In the event any representations are received which raise material planning considerations not addressed in the main report, then the application will be reported back to the first available Committee.

RECOMMENDATION:

MINDED TO GRANT LISTED BUILDING CONSENT, subject to the draft conditions in the main report and no adverse representations being received by 8th March 2024.

END OF REPORT