

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 26th NOVEMBER, 2013 at 4.45 p.m.

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Copeland, Dixon, Ellis, Maddison, T. Martin, Price, Thompson, Turton and Wood

Declarations of Interest

Items for Information - 13/02948/FUL – Sunderland Royal Hospital, Chester Road, Sunderland, SR4 7TP

Councillor Wood made an open declaration in respect of this pending application and stated that he would withdraw from the meeting should there be substantive discussion on this application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Blackburn, P. Watson and S. Watson.

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

The Deputy Chief Executive submitted a report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy reports – see original minutes).

13/02609/VAR – Variation of condition 2 (approved plans) for previously approved application 12/02103/FUL (Demolition of existing sports hall and Etterick building and development of a new Sports Centre and a Visual and Performing Arts building, including outdoor performance area, landscaping, improvements to access arrangements and associated engineering works) for relocation of refuse compound and creation of new service road to the north of the Barnes and Chester building. (Amended description 14.11.2013)

The Bede Centre, City of Sunderland College, Durham Road, Sunderland, SR3 4AH

The representative of the Deputy Chief Executive advised that the application was to vary Condition 2 of the previously approved scheme in order to change the positioning of the main refuse compound and to upgrade and widen the existing internal footpath to a new service road. There had been no representations received and it was not considered that there would be any adverse impact on residential amenity as a result of the proposed changes. Network Management had not expressed any concerns over the changes to the service road.

1. RESOLVED that the application be approved for the reasons set out in the report and subject to the 17 conditions set out therein.

**13/02629/VAR – Variation of condition 2 (Hours of operation) of previously approved application 12/02475/VAR. Unit 1 to be operated only between the hours of 00:00 Monday to 23:59 Saturday and 08:00 to 16:00 on Sundays, Public and Bank Holidays. Unit 2 to be operated only between the hours of 08:00 and 20:00 Monday to Saturday and 08:00 – 16:00 Sundays, Public and Bank Holidays. (Amended description)
ASDA Stores Limited, Unit 1 Ryhope Street South, Sunderland, SR2 0AB**

The representative of the Deputy Chief Executive advised that this application was to vary the previously approved operating hours to allow 24 hour opening of the ASDA store. There had been no representations received and as there would be no change to the current delivery hours it was felt that there would be no significant adverse impact on the surrounding residential properties.

Councillor T. Martin asked whether any consideration had been given to traffic management in the area as part of this application. He was advised that there was no requirement to reassess the traffic management as the store already exists and the application was just for the change the opening hours; it was not anticipated that there would be any significant increase in footfall in the vicinity of the store as a result of the increased opening hours.

Councillor Price commented that the application could reduce the density of the traffic as people would be able to visit the store over a longer period of time.

2. RESOLVED that the application be approved for the reasons in the report subject to the 8 conditions set out therein.

**13/02683/OUT – Residential Development of 17no. 3 storey town houses with access from Tavistock Place
8-12 Murton Street, Sunderland, SR1 2QY**

The Chairman advised that this application had been withdrawn from this particular agenda by officers and would be considered at a future meeting of the Committee.

13/02865/FUL – Construction of 3 storey extra care housing development comprising 71no. apartments with communal and staff facilities, refuse stores,

**plant room, secure garden, parking and the construction of 14no. 2 bed bungalows with in-curtilage parking.
Land at Burleigh Garth, North of Hartley Street, Sunderland**

The representative of the Deputy Chief Executive introduced the report and advised that the principle of the development was considered to be acceptable as it was consistent with the prevailing land use of the area and would create a sustainable development. There would be acceptable levels of residential amenity for the residents of the proposed development and the scale, massing and design of the proposal was considered to be appropriate for the area. There would be no adverse impact on the setting of the listed Holy Trinity Church. Archaeological investigation had taken place and the County Archaeologist had recommended that conditions be attached to any consent granted to ensure that the archaeological remains were properly recorded. There had been some ground contamination concerns however Environmental Health had confirmed that there were no identified risks to human health and the issues could be adequately addressed by conditions being imposed on any consent. Overall the development was considered to be acceptable and as such the application was recommended for approval subject to the conditions in the circulatory report.

Councillor T. Martin welcomed the development which he felt would improve the area. He was pleased to see that the development would not have a negative impact on the history of the area.

Councillor Copeland asked how many mobility scooters would be able to be stored in the storing and charging area. She was informed that the plans showed spaces for up to 14 mobility scooters.

3. RESOLVED that the application be approved for the reasons set out in the circulatory report and subject to the 15 conditions set out therein.

**13/02962/LAP – Change of use from vacant brownfield site to temporary car park
181-186 High Street West, Sunderland**

The representative of the Deputy Chief Executive advised that the proposed use of the site on a temporary basis as a site would bring this vacant site back into use and at the same time would not prejudice the longer term regeneration objectives of the area. The proposed development would have a minimal impact on the character of the area. To date there had been one representation received which related to the cost of the proposed works which was not a material planning consideration. The final date for the receipt of representations was not until 27th November, after the date of the Committee meeting, and as such the recommendation was for Members to be minded to grant consent subject to the receipt of no new objections prior to the expiry of this deadline.

Councillor Price queried why the use would be limited to only three years; he felt that should no other development be brought forward within this time then the car park should remain until an alternative use was brought forward. He also queried whether the parking would be free or not. He was informed that there was a need to strike a balance between bringing the site back into use and ensuring that any future long-term development proposals for the site were not prejudiced. It would be possible for

the permission to be renewed at the end of the three years should no alternative development proposals be brought forward. The planning conditions would require the site to be landscaped should the car park be removed to ensure that the site would not be left derelict. Whether or not the proposed car park would be free or subject to charges was not a material consideration for planning purposes although it was believed that there would be a fee to park.

Councillor T. Martin expressed his support for the application which would ensure that the site was brought back into use until a redevelopment proposal which was in line with the Development Plan could be brought forward.

Councillor Copeland welcomed the application as it would tidy up the area and would bring people into the Sunnyside area.

4. RESOLVED that Members be minded to approve the application under regulation 3 subject to no new representations being received prior to the expiry of the representation period, for the reasons set out in the report and subject to the 2 conditions set out therein.

Items for Information

The Chairman advised that application number 13/00799/FUL – Land at Burdon Lane, Burdon, Sunderland should be referred to Planning and Highways Committee as the application was considered to be of strategic importance and/or city-wide significance given its location and its relationship with other potential development sites; she also requested that a site visit be held and it was agreed that the application should be referred to Planning and Highways and that all Members of Planning and Highways committee should be invited to a future site visit.

She also advised the Committee that the application 13/02500/FUL – The Eastenders, High Street East, Sunderland, SR1 2LD had been withdrawn by the applicant.

5. RESOLVED that:-
 - a. 13/00799/FUL – Land at Burdon Lane, Burdon, Sunderland- Application be referred to the Planning and Highways Committee and a site visit be arranged;
 - b. 13/02948/FUL – Sunderland Royal Hospital, Chester Road, Sunderland, SR4 7TP- Site visit to take place at the request of Councillor Price.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received and determined for the period 1st October, 2013 to 31st October, 2013.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.