

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 22nd MARCH, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Bell, M. Dixon, English, I. Galbraith, Jackson, Mordey, Scaplehorn and S. Watson

Declarations of Interest

12/02298/FU4 – East Herrington Branch Library, Atlantis Road, Sunderland, SR3 3JL

The Chairman made an open declaration that he had been contacted by residents who lived in close proximity to the site. He had not expressed any specific view on the application and would be considering the matter with an open mind.

16/00106/FUL – Lismoyne, St Chad's Crescent, Sunderland, SR3 3TR

The Chairman made open declarations that the applicant lived on St Chad's Road which was near to his house on Careen Crescent; he was acquainted with the applicant in the same way as he was with other neighbours. He had no close association or regular contact with the applicant. He had also received a number of emails from the objectors and as usual had forwarded these onto the Planning Officer and Solicitor. He had not expressed any opinion on this application or any of the previous applications for the site and would be considering the application with an open mind and judging it on its own merits.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, D. Dixon, Price and P. Watson.

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

The Executive Director of Commercial Development 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).

**15/02298/FU4 – Demolition of library and erection of 5 detached dwellings
East Herrington Branch Library, Atlantis Road, Sunderland, SR3 3JL**

1. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report subject to the 14 conditions set out therein.

16/00106/FUL – Demolition of existing dwelling house, construction of 4 detached dwellings and associated works to include alterations to existing access, boundary enclosures and landscaping (Amended plans received on 29.2.16)

Lismoyne, St Chad's Crescent, Sunderland, SR3 3TR

The representative of the Executive Director of Commercial Development advised that there had been additional representations received since the publication of the report and these had been addressed within the circulatory report.

The application was for residential properties on the site of an existing house in a residential area. The proposed houses were of an executive style and were substantial family homes which replicated the style and density of the existing housing in the area. As such in policy terms the application was considered to be acceptable.

The proposal would meet the minimum spacing standards and it was considered that the proposal would enhance the area; it was recommended that a condition be added to any consent granted requiring that the palette of materials to be used was agreed by the planning department prior to construction starting.

An arboricultural assessment had been submitted with the application which identified how the trees on the site would be protected and managed; it was necessary for one tree, one hedge and two sections of another hedge. There were no tree preservation orders on any of the trees on the site. A preliminary ecological assessment and bat survey had been submitted and mitigation measures would be undertaken should any bats be present during the works.

It was considered that the application was acceptable in terms of highways and pedestrian safety.

The Chairman welcomed Ms Rachel Smith to the meeting. Ms Smith addressed the Committee in objection to the application. She felt that the open gardens in the area were of significant importance and was concerned that the development of this site in such a manner would change the character of the area and would set a precedent for other large plots like this to be built on. Officers had considered the previous applications for this site to be unacceptable due to the overdevelopment of the site and the detrimental impact the development would have; there had not been any changes to the proposal to justify the change of officer's recommendation. There were concerns over the access for vehicles related to construction and demolition and that these would cause a dangerous situation. She felt that ecology had not been considered properly as there was a pond on the site which was likely to be home to newts however there had not been any investigation of this. She asked

Members to reject the application on the grounds of size, scale and massing of the proposed dwellings and that the proposal would have a detrimental impact on residents of the area.

The representative of the Executive Director of Commercial Development responded to the issues raised. She advised that the previous applications had been withdrawn by the applicant following concerns being raised by the planning department. The previous applications had been finely balanced between being recommended for approval or rejection; it was the lack of ecological information which had led to the previous applications being recommended for refusal. The ecological information which had now been provided was considered to be acceptable. This site was a large plot which was currently occupied by one house; the application was unusual as instead of being a 'tandem' development the proposal involved the demolition of the existing building; the spacing standards were met by the proposal; the plot was considered to be underused and in a sustainable location. The development of these executive houses would help to contribute to increasing the number of executive houses in the city. The proposed condition 6 would ensure that access to and from the site during demolition and construction was controlled to ensure that the works did not result in any conditions which were prejudicial to highways safety. The ecological information had been considered by the Ecologist and it was considered that the proposals would not have an adverse impact on newts.

The Chairman then put the officer's recommendation to the Committee and with all Members being in agreement it was:-

2. REOLVED that the application be approved for the reasons set out in the report subject to the 16 conditions set out therein.

Town and Country Planning Act 1990 – Appeals

The Executive Director of Commercial Development submitted a report (copy circulated) concerning the appeals received and determined for the period 1st February, 2016 to 29th February, 2016.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

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

(Signed) S. PORTHOUSE,
Chairman.