

PLANNING AND HIGHWAYS COMMITTEE

AGENDA

Meeting to be held in COMMITTEE ROOM 2, CIVIC CENTRE on
Wednesday, 13th April, 2016 at 5.30 p.m.

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Minutes of the last meeting of the Committee held on 17th February, 2016 and the extraordinary meeting held on 26th January, 2016 (copies attached)	1
4.	Report of the meetings of the Development Control (North Sunderland) Sub Committee held on 24th February and 24th March, 2016 (copies attached)	16
5.	Report of the meeting of the Development Control (South Sunderland) Sub Committee held on 23rd February, 8th March (Extraordinary) and 22nd March, 2016 (copies attached)	20

6. **Reference from Development Control (Hetton, Houghton and Washington)Sub Committee – 16/00216/REM** 29

Reserved Matters application following the approval of 14/00506/OUT (outline application for residential development all matters reserved except for access.) for the appearance, landscaping, layout and scale of development for 93 dwellings – Land Bounded by Durham Road, Hetton Bridleway/Footpath 9 and Markle Grove, Hetton-Le-Hole, Sunderland

Report of the Executive Director of Commercial Development

(copy attached)

7. **Sunderland Local Plan Core Strategy: Consultation on Growth Options** 39

Report of the Executive Director of Commercial Development

(copy attached)

Elaine Waugh,
Head of Law and Governance,
Civic Centre
SUNDERLAND

5th April, 2016

Item 3

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in COMMITTEE ROOM 2 on WEDNESDAY, 17TH FEBRUARY, 2016 at 5.30 p.m.

Present:-

Councillor Bell in the Chair

Councillors Ball, Beck, M. Dixon, English, Jackson, Lauchlan, Middleton, Mordey, Porthouse, Price, Scaplehorn, Taylor, M. Turton, Tye, P. Walker and D. Wilson

Declarations of Interest

Item 6 – Reference from Development Control (North Sunderland) Sub Committee – 15/00782/FUL

Councillor Jackson declared that the application was within her ward and she had met with one of the objectors, she felt that she could be considered to be biased and as such withdrew from the meeting during the consideration of this application.

The Chairman and Councillor Tye declared that they had received correspondence from one of the objectors; they had not expressed any opinion on the proposal and would be considering the application with an open mind.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Cummings, W. Turton and P. Watson.

Minutes of the meeting of the Committee held on 13th January, 2016.

1. RESOLVED that the minutes of the meeting held on 13th January, 2016 be confirmed and signed as a correct record.

Report of the Meetings of the Development Control (South Sunderland) Sub Committee held on 5th January and 19th January, 2016.

The reports of the meetings of the Development Control (South Sunderland) Sub-Committee held on 5th January and 19th January, 2016 (copies circulated) were submitted.

(For copy reports – see original minutes)

2. RESOLVED that the reports be received and noted.

Report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub Committee held on 28th January, 2016

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 28th January, 2016 (copy circulated) was submitted.

(For copy report – see original minutes)

3. RESOLVED that the report be received and noted.

Reference from Development Control (North Sunderland) Sub Committee – 15/00782/FUL

Development of a detached two storey flexible mixed use building consisting of either: A1 (retail), A3 (restaurant and café), A5 (hot food takeaway) with associated parking area and bin store to ground floor at Marine Walk Roker, along with change of use of existing enclosed ground floor parking area to a flexible mixed use building (as above use-classes). With associated alteration. (Amended drawings received 24.09.2015 and Amended Drawings and description 08.10.2015). Land At Marine Walk, Sunderland

The Executive Director of Commercial Development submitted a report (copy circulated) in respect of the above application for planning permission which had been referred to the Planning and Highways Committee from Development Control (North Sunderland) Sub Committee due to the application site being within an area identified by the Council as being of strategic importance.

(For copy report – see original minutes)

The Planning Officer, Mr Dean Watson, introduced the report. Following the consultation on the application there had been representations received from the statutory consultees in addition to 26 third party representations, 13 of which were in favour of the application, 12 which were against and one which raised concerns over procedural matters. These representations had all been given consideration and this was set out in the report. In addition to these representations a further representation had been emailed to the planning

department and this email together with an annotated version of the agenda report which had been provided with the email had been circulated to Members. There had been funding allocated and plans drawn up for highways modifications in the area which would address the concerns set out in the first paragraph of the email. The issues raised in the second paragraph had already been considered in the agenda report under the 'Principle of the proposed development' section. The third and final paragraph in the email referred to the Phase 1 development which was not a material consideration for the application under consideration at this time.

The proposal was a departure from the development plan however the proposal did comply with the relevant policies of the UDP and complied with the objectives of the Roker Park Conservation Area Character Appraisal and Management Strategy 2007. The majority of the site was located on amenity open space however the loss of this amenity space would not have a significant adverse impact on the amenity of the area. The principle of the development was considered to be acceptable.

In terms of the impact of the proposal on visual amenity, the character of the conservation area and the effect on the setting of the listed building it was considered that the revised proposals were acceptable as the proposals accorded with the policies of the UDP, NPPF and Conservation Area management plan; the Heritage Protection Team had been consulted and were satisfied that the revised design was sympathetic to the historical context of the conservation area and was appropriate for a sea front setting. Overall it was considered that the proposed development would enhance the character and appearance of the lower promenade area while respecting the setting of the pier and Roker Pier Cottages.

The Phase 1 development had seen the creation of 5 residential units at first floor level above commercial units and there was a residential property opposite at Roker Pier Cottages. Consideration had been given to the relocation of the residents parking bays from beneath the ground floor of the commercial unit to a location north of the proposed development; it was considered that this relocation of the parking was acceptable. In respect of the impact of the development on Roker Pier Cottages consideration had been given to overshadowing, loss of light, privacy and noise and disturbance. The usual minimum separation distance was 21metres and in this case the separation between buildings would be 18.5metres; there had been a shadow analysis carried out and it was considered that the proposed development would not result in a significant loss of light or overshadowing to Roker Pier Cottages; the proposal had also been amended to reduce the overall height of the proposed unit by 2 metres which would significantly reduce the lengths of shadows and would further ensure that there was not any significant loss of light or overshadowing. It was evident that the front elevation of Roker Pier Cottages was already afforded very limited levels of privacy; in order to ensure that the proposals did not have an adverse impact on the privacy of the residents of Roker Pier Cottages the first floor balconies had been removed from the proposed development and smoked glazing would be used on the upper floor windows in the east elevation of the

proposed development in order to mitigate against the perception of being overlooked. In terms of noise disturbance it was considered that as long as conditions were imposed on any permission granted in relation to hours of construction, methods of construction, methods of extraction and ventilation and hours of operation would ensure that there was no undue negative impact on residential amenity from noise and disturbance. It was considered that the proposal would provide a form of development which would not lead to any prejudice to the residential amenity of the area.

It was considered that the parking arrangements were acceptable as were the arrangements for bin storage; it was recommended that a condition be imposed on any consent granted requiring that the bin store was constructed and available for use prior to any of the new properties were occupied to ensure that no bins were stored on the highway. It was also recommended that the hours of delivery and servicing of the commercial units be controlled by a condition to ensure that deliveries and servicing of the units did not have an adverse impact on public transport including the bus stop and to avoid congestion. The proposal was considered to be acceptable and compliant with both national and local policy.

The application site was located between the Northumbria Coast Special Protection Area and the Durham Coast Special Area of Conservation as such and in line with the policies affecting these areas there had been a Habitats Regulations Assessment carried out and the Heritage Protection team had been consulted. It was considered that the proposals were unlikely to have a significant adverse impact on these areas subject to the imposition of conditions requiring that the mitigation measures detailed in section 3.3 of the assessment be imposed.

The application had been supported by a ground contamination assessment and it was recommended that conditions relating to ground contamination be added to any consent granted.

The Highways Engineer Mr Paul Muir addressed the highways issues and advised that the parking provision met the requirements set out in the relevant policies. Marine Walk had historically had traffic calming measures in place, previously these had been speed humps; the current scheme involved narrowed sections of the road. Over the last 3 years since the narrowing of the road was carried out there had not been any accidents reported. There were parking restrictions in the area and in the past 4 months there had been over 200 visits to the area by enforcement officers and 23 penalty charge notices had been issued.

Councillor Price queried what aspects the police were consulted on. He was informed that the police were consulted in respect of the Secured by Design standards.

Members considered the objection which had been circulated at the meeting together with the comments made by Mr Dean Watson upon it. Councillor Porthouse questioned why the objection had been accepted as the

consultation period had already ended; he also felt that some of the content was unacceptable and that the Council should seek a legal remedy. Councillor Tye stated that there was no nepotism involved, that he was offended by this accusation and that he wished it to be placed on record that he did not have any friends or relatives who would be affected by this development in any way. Councillor Mordey agreed that it was disgraceful that such unfounded accusations could be levelled at Members. Councillor M. Dixon asked how it had been decided that the objection should be circulated to Members. The Chairman advised that the objection had been circulated on legal advice, in order to ensure that the Committee was able to make a fully informed decision, and that failure to consider objections submitted can open a Committee decision to challenge.

The Chairman then put the officer's recommendation to approve the application to the Committee. Members then discussed the application and it was:-

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

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

(Signed) R. BELL
(Chairman)

Item 3a

At an extraordinary meeting of the PLANNING AND HIGHWAYS COMMITTEE held in THE COUNCIL CHAMBER on TUESDAY, 26TH JANUARY, 2016 at 5.30 p.m.

Present:-

Councillor Bell in the Chair

Councillors Ball, Beck, Cummings, M. Dixon, English, Jackson, Lauchlan, Mordey, Price, Scaplehorn, D. Smith, M. Turton, Tye, G. Walker and P. Watson.

Declarations of Interest

Councillor Tye made an open declaration that as Chair of Governors for New Silksworth Infant School and also as a Ward Councillor, he had partaken in informal discussions with Officers prior to the meeting but still held an open mind on the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Copeland, I. Galbraith, Howe, Middleton, Porthouse, Taylor, W. Turton, P. Walker and D. Wilson.

Reference form Development Control (South Sunderland) Sub-Committee

Planning Application Reference : 14/01461/OUT

Land at Silksworth Lane/Silksworth Road, Silksworth, Sunderland

The Executive Director of Commercial Development submitted a report (copy circulated) for the Committee to consider the planning application for a residential development of "up to" 250 no. residential dwellings, including landscaped open space and footpath connections, and details of site access at Land at Silksworth Lane/Silksworth Road, Silksworth, Sunderland.

(For copy report – see original minutes)

Danielle Pearson, Development Control Manager presented the report and was on hand to answer Members' queries.

In relation to Page 23 of the agenda, Councillor Price enquired who would be responsible for elements of the mitigation that would need to be carried out on site and who would pay for this.

Anthony Jukes, Principal Development Control Planner advised that there was a suitably worded condition included and it would be up to the developer to demonstrate how they would accord with the maintenance of ecology.

Councillor P. Watson referred to Page 10 of the agenda and the Rochdale case which had been decided in 2000. He queried if it was still relevant following the introduction of the Planning and Compulsory Purchase Act 2004.

Julienne Collinson, Assistant Head of Law and Governance advised that later legislation doesn't always have the result that earlier cases are no longer relevant, if the legislation does not alter the law in that area. (The Rochdale case considered the phrase 'in accordance with the development plan' which is the wording retained by the 2004 Act, and repeated in the National Planning Policy Framework.)

Councillor Mordey enquired how confident Council officers were on the flooding assessments as these supposed 1 in 100 year flood events were happening frequently at present.

Mr Jukes advised that the Environment Agency had been consulted on the application as a statutory consultee and based on their updated information they had assessed and considered this proposal and the drainage strategy to be, on balance, a betterment for the area.

The Chairman introduced Matthew Summerside who wished to speak in objection to the proposals. Mr Summerside wished to highlight the traffic issues in the area as the roads were very narrow and they had seen five accidents since Christmas with three in the last two weeks alone.

Mr Summerside informed the Committee that he was disabled and therefore spent time looking out of his window and had been able to monitor the traffic on this road with 400-500 cars an hour being seen.

Mr Summerside also advised that there was a great deal of wildlife that visited his garden such as hawks, pheasants, hedgehogs and foxes which he would hate to see disappear as a result of this development.

The Chairman introduced Audrey Bewick who wished to speak in opposition to the development. Ms Bewick advised that she was a resident of Ski View and she had concerns over the proposals which were not specific, with a description of "up to" 250 dwellings. The applicant planned for two storey dwellings and as she lived in a bungalow this would result in her house being overlooked and her privacy being taken away.

Ms Bewick also had concerns over flooding and ecology, commenting that the wildlife would be a great loss to the Community. In relation to the access, not

only was this a safety issue but it was creating separate communities by isolating the estates, and Ms Bewick felt that community cohesion should be important to the authority.

The Chairman introduced Audrey Polkinghorn who wished to speak in opposition to the proposals. Ms Polkinghorn felt that there was quite a lot of detail still to be approved and that nothing should be signed off until every piece of information had been received and approved.

Ms Polkinghorn wished to raise the concerns of the residents of Vicarage Close. These included the threat of surface water flooding from this proposal to surrounding areas. She asked what investigations had been done in relation to the lake at Gilley Law sinking into the old pit shaft, which in her opinion was proof enough of underground flooding in the Mill Hill vicinity.

The threat of sewerage problems due to the increase from domestic waste had not yet been addressed. Access to the site was still unresolved with the proposed access on Silksworth Road with the two none pelican crossings potentially being very dangerous. The plans to widen the road at the bottom of Silksworth Lane were miniscule and the lane was not and never would be enough to sustain the predicted traffic that the new build would create.

Ms Polkinghorn felt the prediction of 70% car sharing was unrealistic and that most people would use their own cars, creating an adverse impact on the already over used A19. The overall plans for 3000 homes in the area in total would generate transport issues and would inevitably lead to numerous accidents, especially as there are no plans to update the roads. The unique identity of the area would be lost should these plans be given the go ahead.

Ms Polkinghorn also wished to highlight the adverse effect these proposals would have on local services such as G.P's, A & E facilities and also that the local habitat issues had not yet been fully addressed.

Ms Polkinghorn summed up by commenting that she was not convinced that all other options had been sought first, as suggested by the National Planning Policy Framework, and that Brownfield sites and empty houses should be used first before encroaching on the green belt land.

Joseph Foster, a resident of Cavalier Way was introduced by the Chairman, as he wished to speak in objection to the development. Mr Foster commented that Silksworth Lane had suffered terribly in the past 10 years, with traffic in that area increasing drastically due to bus lanes at Durham Road forcing traffic onto the back roads. The roads were narrow and two large vehicles could not pass by in both directions. Therefore Mr Foster queried how the construction vehicles would be able to access the site.

Mr Foster also expressed concern that the new houses would interfere with the existing residents' privacy and enquired if the highways department had carried out any surveys which contradicted the claims of the objectors.

The Chairman introduced Robert Lumley who wished to speak in objection to the plans. Mr Lumley commented that he had been the victim of a past development at Ski View, and had attended meetings in the past where they had been told in no uncertain terms that further developments could not be built here as they would alter the skyline. Mr Lumley advised that he had lost his privacy due to the development and he did not want the people of Vicarage Close to suffer as he had.

Mr Lumley commented that he could not see the differing elevation levels needed and queried why the Council was not completing the Doxford Park and Pennywell areas to meet the city's housing needs rather than building on greenfield land. There were also problems over surface water, 200-300 vehicles using these roads which were inadequate and narrow footpaths for pedestrians which were not good enough.

Mr Lumley also highlighted problems at the doctors' surgery where there was a long wait in order to receive an appointment. Mr Lumley also had concerns over the proposed entrance and the short length of time drivers would have to pull out. Should this be approved Mr Lumley felt the access should be just past Cavalier Way and Gilley Law with the road also being widened.

The Chairman introduced Alan Dobie who wished to speak in objection to the proposals as a resident of Vicarage Close. Mr Dobie commented that he appreciated the report was comprehensive, however he felt it was lacking in dealing with the concerns raised by residents and queried if Members had enough information to make a decision on this application.

Mr Dobie felt that the value of the area had been underplayed and raised a concern that the developer may increase the amount of homes to be built as the proposal was only an outline application. Mr Dobie's main concern was in relation to the traffic issues this would generate as mentioned by previous objectors.

The Chairman introduced Councillor Pat Smith, who wished to speak in opposition to the proposal as a Ward Councillor for Silksworth. Councillor Smith's main concern was over safety and the road accessing the site, with too much being asked of it. It would be very dangerous for children to access schools and the footpaths would not be wide enough. As those considerations concerned people's lives, Councillor Smith was totally against this proposal as it currently stood.

The Chairman introduced James Much, a resident of Vicarage Close who wished to speak in opposition to the development. Mr Much commented that the entrance to this site would be a nightmare to use, especially due to the amount of near misses currently experienced. He considered this proposal was a fatality waiting to happen.

Mr Much advised of subsidence in the area which had caused a crack in his garden wall as well as problems for his neighbour, and felt that the new

building works and the heavy equipment that would be required would cause huge problems in this regard.

Mr Much advised that these plans would result in someone's garden being situated against his fence meaning he would lose his privacy. He also raised concerns over the bats which used this area for their flight path.

Mr Much commented that no one had looked at this proposal from a health and safety aspect and felt that Members should not be making a decision on the application tonight as it does not give the chance for residents' claims and objections made to be investigated.

The Chairman introduced Councillor Peter Gibson, Ward Councillor for Silksworth who wished to object to the development. Councillor Gibson wished to clarify a point made in the officer's presentation with regard to the 3 consultation events and advised that there had been only 2 carried out to the best of his knowledge. In relation to the event he had attended, he advised that he had experienced nothing like it previously. The applicants could not answer any of the residents' queries and Members had been told they would receive feedback, yet still none was forthcoming..

Councillor Gibson referred to the previous ruling on developments in the area and advised that the Planning Inspector approved the past development in the late 1980s on the basis that this area in question was to be untouched, and claimed that if it had included this area, then the Inspector would have ruled against the proposal.

Councillor Gibson also stated that this proposal had originally been for 168 houses and had now gone up to 250 houses. Councillor Gibson informed the Committee that he lived in Vicarage Close and he had problems with the access as the road was built for horse and carts and was unable to cope with the demand. He also had concerns over the number of primary school places calculated using a government formula and did not believe 33 places were sufficient.

Councillor Gibson queried the financial contributions set out in the report and the monies that would go towards coastal footpaths, when this development was three miles away from the coast. He questioned why the money wasn't going towards improving the roadways in the area.

Concerns were also raised in relation to demand on doctors' surgeries as there were already long waiting times at present. Councillor Gibson commented that the proposals looked acceptable on paper but did not work in practice and urged the Committee to vote against the application.

Mrs Pearson advised that the third consultation had been the statutory consultations as required for planning applications, and that the developer had carried out their own events.

Mr Jukes advised that wildlife had been considered within the report and that all statutory consultees had given representations. None had made any objections.

Mr Dukes reiterated that the application is in outline. With regard to residential amenity, the plans would have to accord with Council requirements on ground levels and lighting etc. Appearance, landscaping, layout and scale would all be considered at reserved matters stage.

In relation to concerns raised over the sinking of land, Mr Jukes advised that geo environmental studies would be carried out prior to the development starting. With regard to sewerage issues, Northumbria Water had assessed the proposal and requested a suitably worded condition to be included.

Mr Jukes advised that GP's were well catered for in the area and as part of the Sunderland South Growth Area report, it was believed that they could accept a further 3000 homes. Therefore the proposal for 250 homes would be well within the capacity of the surgeries. The Primary Care Trust had confirmed that there was no identified need for new services in the area.

Mr Jukes commented that the past rulings made by the Planning Inspectorate in the 1980s referred to by the objectors pre-dated the Unitary Development Plan. The National Planning Policy Framework's most recent guidance stated that significant weight should be given to sustainable developments.

In relation to the contributions towards coastal footpaths, Mr Jukes advised that the site would be in close proximity to the South Sunderland Growth Area (SSGA). An Appropriate Assessment under the Habitats Directive has determined that the SSGA would have an impact on the coastal area which means that mitigation measures are required.

Mr Jukes also commented that this application had been under consideration for two years and felt that the report was substantial and robust in addressing the representations received.

Paul Muir, Group Engineer, Highways advised that the Local Authority reviews access and highways on any application submitted, they look at the existing road network, carry out surveys and consider the impact of the development, consider the junctions and how they perform in terms of whether they have capacity and whether they would be likely to cause road traffic accidents.

Mr Muir commented that in relation to pedestrian connectivity, the developer had put forward a number of improvements and road safety measures, all at the developer's cost. The access and visibility had all been checked and the proposal does work. However officers had recommended that the speed limit be reduced to 30mph as well as other road safety and junction amendments.

Councillor Tye enquired if Officers would be addressing the concerns raised by the objectors.

Councillor Dixon supported Councillor Tye's comment and felt that the statements from the local Councillors and residents were directly contradicting the report of the officers.

Councillor D. Smith also agreed and commented that the Committee needed to accept the local knowledge offered, especially with the Ward Councillors backing the residents.

Councillor P. Watson commented that he was sure the officers had carried out the calculations correctly but sometimes, once put into practice, things can operate differently. Councillor Watson also wished to point out that the plans showing the development did not have 250 homes detailed, and therefore gave the wrong perspective of the proposal.

Councillor Scaplehorn advised that he agreed with all the concerns raised and that as some Members had not seen the site, suggested the item be deferred for a site visit.

The Chairman advised that a site visit had already been made to the area in October last year.

Councillor English commented that he had lived in the area for a long time and used this road network every day and it wasn't suitable to cope with the current traffic. The Lane was constantly flooding and the entrance to the site at the point proposed could be a fatality waiting to happen in his opinion.

Councillor Price advised that he had attended the site visit back in October 2015 and it hadn't been very successful as Members had been surrounded by residents. As this was a contentious application, and emotions were running very high, he requested that another visit be arranged without residents present so that Members could assess the area fully.

Councillor Tye requested that all of Members' concerns be highlighted before the meeting was deferred.

Councillor G. Walker felt it correct to conduct the remainder of the meeting but felt it crucial they have another site visit at the right time to be able to view the traffic situation on the site.

The Chairman introduced Alastair Willis, who wished to speak on behalf of the applicant. Mr Willis wished to endorse the officer's report and recommendation as the proposal was a high quality landscaped residential development which would make a meaningful contribution to the Council's future housing requirements.

The highways, design and ecology had all been considered in great detail and there were many features of the proposal such as the realignment and widening of open space, realignment of footpaths and realignment of the properties to Vicarage Close.

In relation to connectivity, the removal of pedestrian connections were included at the request of residents, whilst the applicant has ensured the cohesive elements are still maximised. The Highways improvements and the footpath connections would overall provide a betterment of the area and safer routes for existing and future school children.

Initial consultation with residents took place in August 2013 which resulted in changes being made to the plans, including restricting certain buildings to two storey homes to preserve the views of neighbouring residents.

Mr Willis advised that the applicant had responded in a proactive manner to all requests made by the Council whilst also making meaningful contributions for education and play space and the inclusion of affordable housing. This application would provide significant economic growth with 200 full time employment opportunities. There were clear and significant merits for approving this application, with the flood risk assessment also indicating that this would provide betterment for the area.

Councillor Tye commented that he felt there were discrepancies with the travel plan and wanted all issues resolved for the benefit of the residents. He felt that the application departed from the Unitary Development Plan and there had been a great deal of objections, which whilst bullet pointed in the report, did not satisfactorily deal with residents' concerns in his opinion.

Councillor Tye queried if Officers had validated the claim of the number of vehicles that used the road and raised doubts that a 30mph speed zone would resolve the issue. Councillor Tye also stated that if there had been a need to impose traffic calming measures then this was an acceptance that the road was dangerous. There had been no counter-argument from officers in relation to the claims of the access point being unsuitable.

Councillor Tye felt these were invasive plans and he had not seen any evidence of how the area was going to be protected. There was a need for a risk assessment to be carried out. The NPPF stated that for a sustainable development it was necessary to consider if there would be significant adverse impacts. The Committee had heard plenty of concerns from residents. The applicant is supposed to work with the local Members, yet on the evidence given, this has not happened.

The land was not designated as housing land and Councillor Tye could not see the net benefit in terms of recreational use by opening up this land when a playing field would be lost.

Councillor Tye felt that the issues over the highways were non-negotiable and informed the Committee that Silksworth had the highest rate of accidents in the city, with another occurring earlier in the day. He appealed directly to the applicant to think again on the access to the development.

Councillor Tye queried what investigations had been carried out by Council officers and stated that he did not agree with their report that the access was acceptable. The statement that queuing on the bank would be minimal was still not good enough as he did not want to see any queuing at all.

Councillor Tye referred to the money going towards the coast and said that he wanted to see this spent on the roads of Silksworth to improve their safety. Concerns were also raised over how the school places figures had been calculated, Councillor Tye advised that he had never seen any section 106 money being put into leisure facilities in the local area, even though previous applications had stated this.

Councillor Tye commented that the Committee had to determine if the negative impacts of this development outweighed the merits of the proposal. Concerns were also raised over the loss of natural habitat and the fact that construction would take place up until 7pm, which he felt was too late in a residential area.

In summing up, Councillor Tye advised that his main concern was the traffic issues, and more than tweaks were needed to the proposals. Potentially there was a need for a roundabout and a complete redesign of the road network.

Mr Willis advised that as Members wished to defer the decision it made sense for the applicant to reconsider the scheme and their options.

Mrs Pearson commented that a great deal of issues had been raised and she felt officers had demonstrated that these had been addressed in the report based upon the available technical advice. However they could discuss the various matters raised with the applicant. Mrs Pearson informed the Committee that the developer did have the right to appeal for non-determination of the application, but officers would try and work with the applicant.

In response to Councillor Tye's enquiry if the applicant agreed with the deferral, Mr Willis commented that they would work with the officers on the issues.

The Chairman requested that all Members attend if the item was deferred for a site visit.

The proposal to defer the item for a site visit was proposed by the Chairman, and seconded by Councillor Tye, and therefore went to a vote. It was unanimously agreed by the Committee that the application be deferred for a site visit to take place.

1. RESOLVED that the application be deferred pending a further site visit and to allow for further discussions in relation to site access.

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

(Signed) R. BELL
(Chairman)

Item 4

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on WEDNESDAY 24TH FEBRUARY, 2016 at 4.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Beck, Bell, Francis, Mordey, Porthouse and Scaplehorn.

Declarations of Interest

There were no declarations of Interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Copeland, Elliott and D. Wilson.

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

The Executive Director of Commercial Development submitted a report (copy 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).

15/02332/FU4 – Single storey extension to provide covered seating area – Kiosk 7, Lower Promenade, Whitburn Road, Sunderland, SR6 8AA

1. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the five conditions listed within the report

Town and Country Planning Act 1990 – Appeals

2. RESOLVED that the appeals determined between 1st and 31st January, 2016 be received and noted

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

(Signed) J JACKSON,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 24TH MARCH, 2016
at 4.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Bell, Elliott, Francis and Porthouse.

Declarations of Interest

15/02484/LP3 & 15/02485/LB3 The Bake House Saint Peters Church Saint Peters Way Sunderland SR6 0DY

The Chairman made an open declaration as a Board Member but that she still held an open mind on the applications.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Beck, Copeland, Mordey, Scaplehorn and D. Wilson.

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 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).

15/02484/LP3 – Replacement of 12 existing plain glass windows with new coloured engineered glass windows – The Bake House Saint Peters Church Saint Peters Way Sunderland SR6 0DY

1. RESOLVED that consent be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to the two conditions listed within the report

15/02485/LB3 – Replacement of 12 existing plain glass windows with new coloured engineered glass windows with new coloured engineered glass windows – The Bake House Saint Peters Church Saint Peters Way Sunderland SR6 0DY

2. RESOLVED that Listed Building Consent be granted in accordance with Regulation 3 of the Town and Country General Regulations 1992 and subject to the three conditions contained within the report.

15/02571/FUL – Change of use from use class B2 (General Industry) to use class D2 (Soft Play) to include associated parking and realignment of security fence at rear – Unit 6 Sunrise Enterprise Park SR5 3RX

3. RESOLVED that the item be deferred until full consideration could be given by Officers to the new information that had been submitted by the applicant.

16/00111/LP3 – Emergency removal of structurally unsafe cap, sails and fantail. Repairs to windshaft, sail cross, brake wheel, and renewal of winding gear. Provision of traditionally detailed cap, sails and fantail. Replacement of 7 no. windows. Internal and external redecoration with mineral paint. Provision of internal emergency light. – Fulwell Mill Newcastle Road Sunderland SR5 1EX

4. RESOLVED that consent be granted in accordance with Regulation 3 and subject to the nine conditions contained within the report

16/00112/LB3 – Emergency removal of structurally unsafe cap, sails and fantail. Repairs to windshaft, sail cross, brake wheel, and renewal of winding gear. Provision of traditionally detailed cap, sails and fantail. Replacement of 7 no. windows. Internal and external redecoration with mineral paint. Provision of internal emergency light. – Fulwell Mill Newcastle Road Sunderland SR5 1EX

5. RESOLVED that Members be minded to grant Listed Building Consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to the six conditions contained within the report.

Town and Country Planning Act 1990 – Appeals

6. RESOLVED that the appeals determined between 1st and 29th February, 2016 be received and noted

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

(Signed) J JACKSON,
Chairman.

Item 5

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 23rd February, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

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

Declarations of Interest

15/01804/FU4 – Land at Belford Close, Sunderland

Councillor M. Dixon declared that he had received phone calls from residents and enquiries during Ward Surgeries in respect of the application but had retained an open mind in relation to the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Atkinson, Gallagher, D. Smith, Tye 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).

15/01704/LP3 – Partial demolition of commercial building with rearmost section modified and retained – Former Littlewoods Call Centre, Commercial Road, Sunderland, SR2 8QS

Danielle Pearson, Development Control Manager, presented the report in respect of the application and was on hand to answer Members' queries.

1. RESOLVED that Members be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to no new objections

being received prior to the expiry of the consultation period and subject to the six conditions listed within the report and the amendment to condition 3 as set out in the circulatory report.

1501804/FU4 – Erection of 8no detached dwellings (3no. 6 bedroom and 5no. 5 bedroom) with associated roads (amended drawings received 27.11.2015) – Land at Belford Close, Sunderland

Mrs Pearson presented the report in respect of the application.

The Chairman then introduced Mrs Bosanko who wished to speak in response to the application as a local resident. Mrs Bosanko advised that she had no objection to the principle of the development on the site but had concerns over the proposed access to the site from Belford Close and in light of the existing road traffic issues on the road. The road at present was very short and not wide enough due to parked cars, with barely enough room to allow two cars to pass each other.

Mrs Bosanko advised that there were a number of apartments in the area where the residents had cars which needed to be parked somewhere and this created a bottleneck on the road. She suggested that the area of cultivated land adjacent to the road that was neglected could be used to widen the road to enable residents to manoeuvre off their drives and give them an unobstructed view.

Mrs Pearson advised that the proposal had been assessed from a Planning/Highways perspective and they had to consider the specific proposal that had been submitted.

Paul Muir, Highways Engineer advised they had assessed the proposal based on eight dwellings, which all had driveways that could accommodate two cars and after detailed discussions with the developer they had confirmed their agreement to fund the improvement of Belford Close by widening it through a Section 278 Highways Act agreement.

The Chairman then introduced the agent for the developer who advised that the location of the access to the site could not be changed due to the number and position of the trees which were subject to TPOs on the site and this was the only option available which had also been the preferred option stated by the Local Authority in their original design brief.

In response to the Chairman's enquiry, the Agent confirmed that the developer agreed to fund the improvement and widening of the road to an adopted standard via a Section 278 agreement.

2. 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 15 conditions listed within the report.

15/02403/FU4 – Demolition and erection of new boundary walls to rear with roller shutter vehicular access and roofing over to form store room – 38 Sunningdale Road, Sunderland, SR3 4HE

3. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning Act 1992 for the reasons set out in the report and subject to the three conditions listed within the report.

16/00054/LP3 – Installation of ball stop posts and netting in front of existing ball stop nets – Ryhope Recreational Park, Ryhope Street South Sunderland

4. RESOLVED that Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to the three conditions contained within the report and subject to no objections raising new material issues being received by 2nd March 2016.

Items for Information

5. RESOLVED that site visits be undertaken at the request of the Chairman in respect of:-

- a. 15/02165/FU4 – Car Park Adjacent to Sambucas Fish Quay Low Street Sunderland
- b. 16/00037/FUL – Former Joplings John Street Sunderland SR1 1DP
- c. 15/02557/HY4 – Former Vaux Brewery Site Gill Bridge Avenue City Centre Sunderland
- d. 15/02375/FUL – Site of the Forge Neville Road Pallion Sunderland
- e. 15/02436/FU4 – Land at Salterfen Lane Sunderland

15/02298/FU4 – East Herrington Branch Library Atlantis Road Sunderland SR3 3JL

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 January, 2016 to 31st January, 2016.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

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

(Signed) S. PORTHOUSE,
Chairman.

At an Extraordinary Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 8th MARCH, 2016 at 4.00 p.m.

Present:-

Councillor Porthouse in the Chair

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

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D. Dixon, Jackson 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).

16/00037/FUL – Proposed reduction in retail floor space to existing retail department store and the conversion of three floors to hotel use (Class C1) Former Joplings, John Street, Sunderland, SR1 1DP

The representative of the Executive Director of Commercial Development advised that this proposal would bring an iconic, landmark building back into use. It had been proposed that the fourth floor of the building would be removed; this was due to the poor condition of this floor and that it was not viable to bring this floor back into use. The removal of the fourth floor would make the building more subservient to the architecturally impressive Victorian buildings which surrounded it.

The proposal accorded with both national and local planning policies and as such the principle of the development was considered to be acceptable.

The building was not listed but was located within the Sunnyside conservation area; it was a decent example of mid-20th Century architecture and although when compared with the surrounding buildings it was not of great historic interest considering the social historical interest of the building it was considered that the building should be a non-designated heritage asset. This proposal would help to secure the future of the building.

The area was covered by the Sunnyside Planning and Design Framework 2008 which encouraged a mix of uses within the area including city centre residential accommodation. There were residential properties nearby and it was considered that the use of the upper floors of this building as a hotel would be compatible with the existing land uses and would not cause any disturbance to residents of the existing residential properties. In terms of amenity the proposal was considered to be acceptable.

It had been proposed that the basement would be used for car parking however this was not viable. It was instead proposed that there would be an amendment to the existing Traffic Regulation Order to allow taxis to access the front of the property to allow taxi drop offs; this combined with the public transport links and existing car parking in the area would ensure that the hotel was easily accessible and as such the application was considered to be acceptable in terms of highways.

A SUDS system of drainage would have been desirable however given the constraints of the existing building it was not possible to incorporate SuDS; the Council's Flood and Coastal Group Engineer had identified that there was no requirement for SuDS. As such it was considered that the proposal was acceptable in terms of drainage and flood risk issues.

It was not considered that the development would lead to increased noise disturbance for any residential or other noise sensitive neighbours.

Overall the proposal was considered to be acceptable and it was considered to be a much needed, well designed scheme which would improve the area.

The Chairman queried how access during construction would work given that the surrounding roads had TROs in place allowing only bus access. The highways officer advised that this was not a matter for the planning process. Should planning permission be granted then the developer would need to apply for a temporary amendment to the TRO should they require vehicle access to the site.

The Chairman then introduced the agent for the applicant Mr Chris Martin. Mr Martin advised that the development was intended to bring the building back into use and help to regenerate the area; he had been working closely with officers to bring forward a suitable application. In response to a query from Councillor M. Dixon relating to parking he advised that there had been discussions around using the Sunnyside Multi Storey Car Park although he did not know the specifics of the arrangement.

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

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

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

(Signed) S. PORTHOUSE,
Chairman.

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.

1.

Hetton

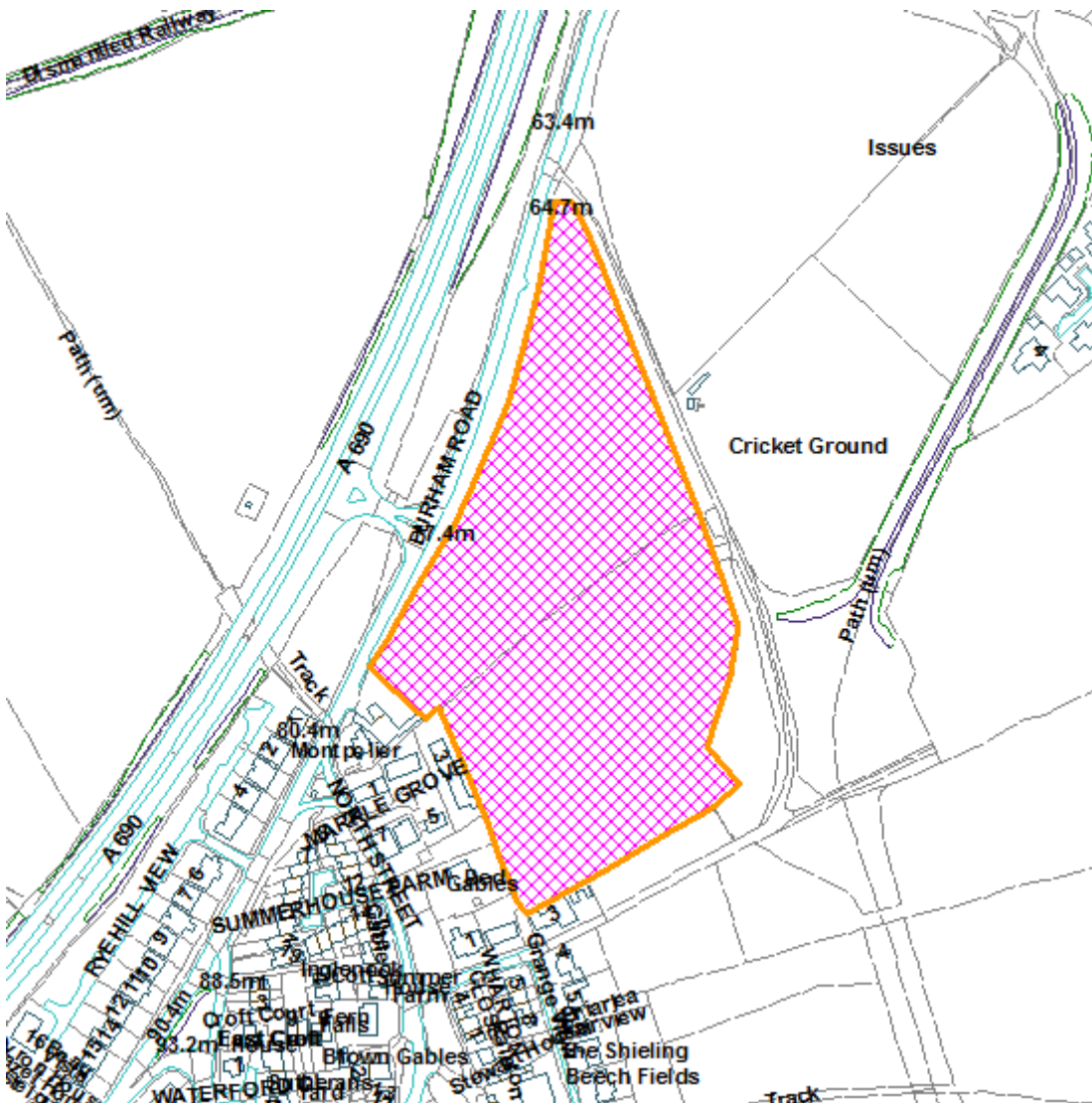
Reference No.: 16/00216/REM Approval of Reserved Matters

Proposal: Reserved Matters application following the approval of 14/00506/OUT (Outline application for residential development all matters reserved except for access.) for the appearance, landscaping, layout and scale of development for 93 dwellings.

Location: Land Bounded By Durham Road Hetton Bridleway/Footpath 9 And Markle Grove Hetton-le-Hole Sunderland

Ward: Hetton
Applicant: Avant Homes
Date Valid: 12 February 2016
Target Date: 13 May 2016

Location Plan



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PROPOSAL:

This application is the reserved matters following the approval of 14/00506/OUT (Outline application for residential development all matters reserved except for access.) for the appearance, landscaping, layout and scale of development for 93 dwellings.

Members may recall the application was recommended to be approved subject to the completion of a section 106 agreement by the Planning and Highways committee on the 11th June 2014. The outline planning permission was issued on the 6th January 2015.

At the planning and highways meeting on the 11th June 2014 members requested that the subsequent reserved matters application should be referred back to the committee rather than been being processed under delegated powers.

The application has been advertised by the way of Neighbour Notification, site and press notice.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Network Management
Environmental Health
Tyne and Wear Archaeology Officer
Durham Wildlife Trust
Northumbrian Water
Southern Area Command - Police
SUSTRANS
Nexus
The Coal Authority
Public Rights Of Way Officer
The Highways Agency
Environment Agency
Natural England
North Gas Networks
Northern Electric
Director Of Children's Services
Flood and Coastal Group Engineer
Health & Safety Executive
Hetton - Ward Councillor Consultation
Hetton Town Council

Final Date for Receipt of Representations: **15.03.2016**

REPRESENTATIONS:

5 letters of representation have been received to the proposal.

The main areas of concern are list below:-

- Increase in traffic in the surrounding area
- Increase pressure on sewerage system
- Potential for drainage issues
- Impact on Rainton Meadow and Hetton Bogs
- Loss of View for residents in Markle Grove
- Lack of Core Strategy and Five housing land supply
- Would like condition reviewed to stop working on a Saturday
- Increase overall planting on the scheme
- Reduce the number of units further
- Boundary Issues
- Site Levels
- Issues with strip of land between plots 5 to 11
- Impact on local schools
- Councillor and Planners spoiling lovely village

In respect of the objections raised above, all material issues have been careful considered at the outline planning application stage in respect of flooding, drainage, ecology, land supply and quantum of development in respect of highways before outline planning permission was granted.

Boundary issues are a civil matter and the relevant parties have been provided Avant homes contact details.

Avant homes propose that all landscaping issues will be managed and maintained by a management company.

A commuted sum was secured at the outline stage to contribute to Education facilities.

Hetton Town Council

A site visit was under taken by the case officer and Hetton Town Councillors. The proposal was fully explained in respect of that the access had been agreed at the outline stage and couldnot be considered as part of this application.

Other issues raised:-

Site Levels

The additional information was requested to fully consider the impact on the existing properties which physically adjoin the site.

Historic horse troughs.

The troughs are outside the redline boundary. However, the applicant has been made aware of the historic value and an informative will be attached to the decision should members be minded to approve the reserved matters application.

Members asked for clarification of school place and play facilities. These two matters are covered in the section 106 agreement which was agreed as part of the outline permission 14/00506/OUT.

Network Management

The council's network management team have reviewed the submitted drawings and request amendments to the internal layout in order to comply with relevant standards and have also requested an emergency access be provided.

An amended plan has been submitted and reviewed, it is now considered acceptable and as such complies with policy T14 of the adopted Unitary Development Plan.

Highways England

No objections have been received from Highways England in respect of the proposed development.

Coal Authority

No objections have been received from the Coal Authority in respect of the proposed development.

County Archaeologist

An archaeological desk based assessment was submitted with the outline application (14/00506/OUT).

East Rainton is in origin, a medieval village, possibly even early medieval. During the medieval period the development site would have been used for agriculture or possibly industry. There is a possibility that buried medieval or post medieval remains may exist on this site.

I do feel that it is a pity that the extent of the village is being extended further towards Rainton Bridge and Houghton-le-Spring.

The first reliable documentary reference to Rainton is around 1125 AD when it is described as an ancient manor and park owned by the Prior and Convent of Durham. Charters of Henry II and John dated to 1204 mention Rainton as being owned by the Church of Durham. East Rainton is first mentioned in 1296. After the Dissolution in 1540, East Rainton passed to the Dean and Chapter of Durham Cathedral.

The site lies immediately adjacent to the site of Dunwell Pit (sunk in 1828, closed by 1919). The eastern boundary of the site (the public footpath) started life as the Rainton waggonway to Stubby Moor Pit and Low Moorsley.

I am pleased that the mature hedgerow that has been present since at least the tithe map of 1839 is being retained (apart from where it is crossed by roads).

A geophysical survey report has been submitted.

The survey identified several possible elements associated with the medieval village, including a possible boundary ditch, ridge and furrow, a post medieval boundary, and a possible area of burning, kiln or furnace.

These anomalies need to be investigated by evaluation trial trenching.

I have produced a specification for 10 archaeological trenches, which I have sent to the applicant's archaeologist, AD Archaeology.

These trenches need to be excavated before a planning decision is made.

Depending on what is found in the preliminary trenches, further archaeological excavation may be required before development can commence.

Northern Gas Works

No adverse comments to the proposed development, subject to the developer complying with Northern Gas Works safety standards.

Northumbria Police

No comments offered on the proposed development

Northumbrian Water

No adverse comments, subject to being accordance with the Flood Risk and Drainage strategy. This is already controlled by condition on the approved outline application.

Natural England

No comment to make on the application

Nexus

No adverse comments, the site has good transport links.

Durham Wildlife Trust

No response received

Environment Agency

No comments received

HSE

No comments on the proposed scheme.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

T_22_Parking standards in new developments

CN_18_Promotion of nature conservation (general)

COMMENTS:

This application is for the approval of the reserved matters in relation to the outline approval. The principle of development and the access to the site have been approved as part of application 14/00506/OUT and as such are not under consideration as part of this application 16/00216/REM.

The reserved matters submission is considering the following matters of detail:

- 1. Layout, Scale and Appearance**
- 2. Landscaping.**

The application has been submitted to cover all the outstanding reserved matters. The council is also in receipt of several submissions to deal with the discharge of planning conditions in relation to the outline planning permission 14/00506/OUT.

1. Layout, Scale and Appearance

The National and Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies and how these are expected to be applied. The NPPF advocates a presumption in favour of sustainable development and seeks to boost the supply of new housing.

Section 7 of the NPPF identifies the need for development to provide good design. Paragraph 56 states in part that:

"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policy B2 of the saved adopted Unitary Development Plan requires that:

"The scale, massing, layout and setting of new developments and extensions to existing buildings should respect and enhance the best qualities of nearby properties and locality and retain acceptable levels of privacy; large scale schemes creating their own individual character, should relate harmoniously to adjoining areas.

Policy B2 is therefore relevant to the consideration of this application for reserved matters.

In addition to the above, Sunderland's Residential Design Guide is a Supplementary Planning Document (SPD) which provides a set of guidelines that seek to ensure a high standard of residential development within Sunderland. The current proposal has been supported by a Design and Access Statement that has considered the site character, topography, constraints and opportunities, concepts, appearance and character, streetscenes, scale and massing, landscaping, access, building for life and sustainability, and enclosures.

Reference is also made in this section of the report to policies within the Council's emerging Core Strategy and Development Management Policies Development Plan Document (DPD). This document is currently at the Draft Revised Preferred Options stage and is not anticipated to be formally adopted by the Council until 2017. As such, the policies referred to can only be given limited weight in the determination of the planning application, but they do provide an indication of how the Council's approach to considering this type of planning application is likely to take shape in the next 2-3 years.

In assessing the current reserved matters proposal due consideration has been given to scale, appearance, layout and landscaping. Addressing each in turn.

The reserved matters application shows a mixture of 93 residential properties. The properties have a mixture of 2, 3, 4 and 5 bedroom dwellings. The 10% affordable housing which is a requirement of the section 106 agreement in respect of the outline approval is also provided on site.

All properties are two storeys in height; additional information has been submitted in respect of site levels. The site levels plans between the existing properties on Markle Grove and the proposed development show the dwellings set down significantly in comparison to the houses on Markle Grove.

Spacing standards in respect of the new properties and existing properties which adjoin the site are considered acceptable.

The proposed materials and site boundary details have also been carefully considered and as such are considered acceptable and comply with policy B2 of the Unitary Development Plan.

The mixture of the 10 house types has provided a unique feature to this development site. The applicant has retained all features as requested by the Local Planning Authority in terms of retaining the existing hedgerow and a high percentage of the existing vegetation.

The site has one main access point and an emergency access located between plots 48 and 49 of the proposed development.

The internal highways layout is now considered acceptable and additional visitor parking bays have been provided.

Overall the amended plan received 1st April 2016, is considered acceptable in principle and complies with policies B2 and T14 of the adopted Unitary Development Plan and supplementary planning guidance on design.

2. Landscaping

A comprehensive landscaping scheme has been submitted as part of the reserved matters application. The scheme has been reviewed and is considered acceptable and complies with policies CN18 and B2 of the adopted Unitary Development Plan. The submitted scheme has reflected the nature of this greenfield site has retained key features such as the mature hedgerow.

Summary.

The proposed scale, layout, appearance and landscaping of the development site are considered to be acceptable and in general accordance with policies contained within the Council's adopted Unitary Development Plan.

It is considered that matters raised by the representations in connection with this application have been addressed and should Members be minded to approve the application, with the imposition of conditions and removal of permitted development rights for plot numbers 1-15 in order to protect levels of amenity currently afforded the adjoining residents.

Equality Act 2010 - 149 Public Sector Equality Duty

During the detailed consideration of this application/proposal an equality impact assessment has been undertaken which demonstrates that due regard has been given to the duties placed on the LPA's as required by the aforementioned Act.

As part of the assessment of the application/proposal due regard has been given to the following relevant protected characteristics:-

- o age;
- o disability;
- o gender reassignment;
- o pregnancy and maternity;
- o race;
- o religion or belief;
- o sex;
- o sexual orientation.

The LPA is committed to (a) eliminating discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

In addition, the LPA, in the assessment of this application/proposal has given due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. This approach involves (a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it; (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The LPA has taken reasonable and proportionate steps to meet the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities, as part of this planning application/proposal.

Due regard has been given to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves. Particular consideration has been given to the need to'

- (a)tackle prejudice, and
- (b)promote understanding.

Finally, the LPA recognise that compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

Members are therefore recommended to grant approval subject to the conditions listed below.

RECOMMENDATION: Approve subject to the conditions listed below

Conditions:

- 1 The development to which this permission relates must be begun not later than whichever is the later of the following dates.
 - (a) the expiration of three years from the outline approval of planning permission.
 - (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved, to ensure that the development is carried out within a reasonable period of time.

- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Drawing Number Location Plan received 12.02.2016
 - Drawing Number 1241 L001 Rev J Amended Proposed Site Plan layout – received 01.04.2016
 - Drawing Number SEC01: Site Level Plans 3 Markle Grove Rev A received 30.03.2016
 - Drawing Number SEC02 :Site Level Plans Red Gable Rev A received 30.03.2016
 - Drawing Number 2015108 SK03 Rev A received 12.02.2016
 - Drawing Number 2015108 SK04 Rev A received 12.02.2016
 - Drawing Number 113591/8001 Rev A Sheet 1 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number 113591/8002 Rev A Sheet 2 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number 113591/8003 Rev A Sheet 3 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number 113591/8004 Rev A Sheet 4 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number 113591/8005 Rev A Sheet 5 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number 113591/8006 Rev A Sheet 6 of 6 Landscaping Construction Softworks received12.02.2016
 - Drawing Number ER_CP_01 Rev Construction Plan received 12.02.2016
 - Drawing number 0R received 12.02.2016

House Types

- Drawing L061 House Type Rosebury Floor Plans received 12.02.2016
- Drawing ER/ROY House Type Rosebury Floor Elevations and Floor Plans received 04.03.2016
- Drawing L052 House Type Rosebury Floor Plans only received 12.02.2016

- Drawing ER/HON Honiton End Proposed Elevations received 04.03.2016
- Drawing ER/HON Honiton Mid Proposed Elevations received 04.03.2016
- Drawing ER/HON Honiton Mid and End Floor Plans received 12.02.2016
-
- Drawing L057 Ashbuy Floor plans received 12.02.2016
- Drawing ER/ASY/040 Ashbuy Elevations received 04.03.2016

- Drawing LO55 Newtown Floor plans received 12.02.2016
- Drawing ER/NEW/040 Newton Elevations received 04.03.2016

- Drawing LO63 Cotham Floor plans received 12.02.2016
- Drawing ER/COM/040 Cotham Elevations received 04.03.2016

- Drawing LO50 Cranford + Floor plans received 12.02.2016
- Drawing ER/CRD/040 Cotham Elevations received 04.03.2016

- Drawing LO59 Norbury Floor plans received 12.02.2016
- Drawing ER/NOY/040 Norbury Elevations received 04.03.2016

- Drawing LO53 Morton Floor plans received 12.02.2016
- Drawing ER/MON/040 Morton Elevations received 04.03.2016
- (Drive Thru Plot 57 and Detached Garage Plot 82 and 83)

- Drawing LO65 Kirkham Floor plans received 12.02.2016
- Drawing ER/KIM/040 Kirkham Elevations received 04.03.2016

- Drawing L051 House Type Dalton Floor Plans received 12.02.2016
- Drawing ER/DAN opt 2/040 Dalton Elevations received 04.03.2016

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, (or any statutory instrument that revokes or re-inacts the order) no extensions or other development shall be undertaken to plots -15 inclusive hereby permitted without the prior written consent of the Local Planning Authority , in order that the Local Planning Authority may retain control over the development and to comply with policy B2 of the UDP.

**REFERENCE FROM CABINET – 23 MARCH 2016
SUNDERLAND LOCAL PLAN CORE STRATEGY : CONSULTATION ON
GROWTH OPTIONS**

Report of the Head of Law and Governance

1. Purpose of Report

- 1.1 To seek the advice and consideration of this Committee on a report considered by Cabinet on 23 March 2016. The report sought approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.
- 1.2 Members' views will contribute to the consultation process.

2. Background and Current Position

- 2.1 The Cabinet, at its meeting held on 23 March 2016 gave consideration to a report of the Executive Director of Commercial Development. The report sought approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.
- 2.2 Copies of the 23 March 2016 Cabinet agenda were circulated to all Members of the Council. Members are requested to note that subject to Cabinet approval, a six-week public consultation on the Growth Options would commence in early April. Consultation would be undertaken in accordance with the Council's adopted Statement of Community Consultation (SCI) to ensure the widest possible audience is reached.
- 2.3 The consultation material and the detailed consultation strategy was being developed with the Council's Corporate Communications Team.
- 2.4 All responses received during the consultation period would be taken into account in preparing the Publication draft of the Core Strategy.
- 2.5 The Cabinet will consider:
- (a) Approving the Growth Options set out in the report as a basis for public consultation; and
 - (b) Delegating authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development.

3. Conclusion

- 3.1 The report is referred to this Committee for advice and consideration. The report is also referred to the Scrutiny Committee for advice and consideration. Comments from the Committees will be reported back to Cabinet.

4. Recommendation

- 4.1 The Committee is invited to give advice and consideration to Cabinet on the attached report of the Executive Director of Commercial Development.

5. Background Papers

- 5.1 Cabinet Agenda 23 March 2016.
- 5.2 A copy of the Agenda is available for inspection from the Head of Law and Governance or can be viewed on-line at:-

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<p>CABINET MEETING – 23 MARCH 2016</p> <p>EXECUTIVE SUMMARY SHEET – PART I</p>
<p>Title of Report: SUNDERLAND LOCAL PLAN CORE STRATEGY: CONSULTATION ON GROWTH OPTIONS</p>
<p>Author(s): Executive Director of Commercial Development</p>
<p>Purpose of Report: The purpose of this report is to seek Cabinet approval of the Core Strategy Growth Options document and to undertake formal public consultation on the Growth Options.</p>
<p>Description of Decision: Cabinet is requested to:-</p> <ol style="list-style-type: none"> 1) Approve the Growth Options set out in this report as a basis for public consultation; and 2) Delegate authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development.
<p>Is the decision consistent with the Budget/Policy Framework? *Yes</p>
<p>If not, Council approval is required to change the Budget/Policy Framework</p>
<p>Suggested reason(s) for Decision: The decision is required to allow public consultation to proceed on the next stage in the planning process of bringing the City's development plan forward.</p>
<p>Alternative options to be considered and recommended to be rejected: The consultation on Growth Options is a vital stage in the planning process required to bring forward the City's Local Plan. The Planning Inspectorate (PINS) has advised that consideration of Growth Options is required before the Core Strategy can proceed to the next formal stage of plan-making (Publication/ pre-submission). To not undertake this stage could put the plan at risk of being rejected at Examination. The alternative option of not undertaking the consultation on the Growth Options is not recommended.</p>
<p>Impacts analysed:</p> <p> Equality <input type="text" value="N"/> Privacy <input type="text" value="n/a"/> Sustainability <input type="text" value="Y"/> Crime and Disorder <input type="text" value="n/a"/> </p>

Is the Decision consistent with the Council's co-operative Values?	Yes
Is this a "Key Decision" as defined in the Constitution?	*Yes
Is it included in the 28 day Notice of Decisions?	*Yes

SUNDERLAND LOCAL PLAN CORE STRATEGY: CONSULTATION ON GROWTH OPTIONS

EXECUTIVE DIRECTOR OF COMMERCIAL DEVELOPMENT

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to seek Cabinet approval of the Core Strategy Growth Options and to undertake formal public consultation on the Growth Options.

2.0 DESCRIPTION OF DECISION

- 2.1 Cabinet is requested to:-
- 1) Approve the Growth Options set out in this report as a basis for public consultation; and
 - 2) Delegate authority for the preparation of appropriate consultation material to the Executive Director of Commercial Development.

3.0 BACKGROUND

- 3.1 It is a statutory requirement that Councils prepare a formal development plan that will steer the development of their areas over a 15-20 year period.
- 3.2 In Sunderland's case, the Council is preparing a Local Plan that will comprise two parts:-
- A Core Strategy that will set out strategic City-wide policy (including strategic site allocations), and
 - An Allocations Plan that will define sites for specific land uses

In addition, the Council is working jointly with South Tyneside Council on the preparation of an Area Action Plan for the International Advanced Manufacturing Park (IAMP) on land to the north of the Nissan plant.

4.0 PROGRESS ON THE CORE STRATEGY

- 4.1 Work on the Core Strategy has been ongoing for some time. The current version comprises the Revised Preferred Options document that was produced in August 2013 and subject to public consultation over late Summer 2013. The intention was to prepare the subsequent Publication Plan for consultation in Spring 2014 and thereafter, following Examination, progressing the plan to Adoption in early 2015.

- 4.2 However, despite work commencing on the Publication Plan, a number of factors arose in early 2014 which impacted on the ability to progress the Plan as programmed. These comprised:-

Emerging Major Regeneration Proposals: There was a need for the Core Strategy to properly reflect the proposals for the International Advanced Manufacturing Park (IAMP) on land to the north of Nissan that had recently been endorsed through the City Deal process (June 2014). Whilst the Core Strategy proposed a 20ha strategic employment site in this location, the proposed scale of IAMP (150ha) far exceeded this and this raised technical questions as to how the Core Strategy could best reflect the proposal. Following discussion with the Planning Inspectorate (PINS), it was decided to take IAMP forward through a separate Area Action Plan (AAP) prepared jointly with South Tyneside. However this still required consideration of the implications and impacts of IAMP on the Core Strategy so that the two plans could be properly co-ordinated.

Alternative Growth Scenarios: Although a consultation had taken place in 2009 on the alternative approaches to the physical development of the City that could feature in the Core Strategy, this had been based on development quantum set out in the Regional Spatial Strategy (RSS). Whilst this was an appropriate approach at that time, following the revocation of the RSS there was a need to consider alternative, locally-based, housing and economic development requirements. PINS advice was that if the development quantum in the 2013 Preferred Options Plan were carried straight through to the Publication Plan there would be a significant risk of the Plan failing at Examination because the consideration of alternative growth levels had not been undertaken and subject to public consultation.

Housing and Employment Needs: A key factor in identifying growth levels for the Core Strategy was the need to set out a robust approach to development requirements over the plan period. Although the 2013 Core Strategy featured policies which proposed levels for housebuilding (15,000 houses) and employment land (81ha of new land) in the City, it was becoming clear that the approach taken to identifying these quantum did not fully accord with the requirement in the National Planning Policy Framework for plans to establish and meet the “Objectively Assessed Need” (OAN) for development in an area.

It was also becoming clear that flaws in the policy approach to robustly demonstrate the OAN was becoming a major factor in the failure of many local plans at Examination, and this highlighted the need for plan strategies to be based on a detailed understanding of the inter-relationship between housing numbers, employment growth and population change. The OAN for the City needed to be established before the Core Strategy could be progressed to the next stage. In this respect, a major factor in identifying the OAN would be the need to take into account the impact of IAMP on housing and employment requirements in the local area. A series of technical papers on the impact of IAMP were produced in late 2015 and have been used to inform the OAN work.

4.3 Work on the plan has continued and it is now important to progress the Core Strategy to the next stage in the preparation process.

5.0 The identification of Growth Options

5.1 As outlined above there is a clear need to consider, identify and consult upon different growth scenarios that could form the basis of the policy framework in the forthcoming Publication version of the Core Strategy.

5.2 Due to the complex and specialist nature of the work, it was necessary to employ planning consultants to assist in establishing the OAN and develop this into a series of growth options for the City. This work has entailed:-

- Updating the Strategic Housing Market Assessment (SHMA) in order to establish housing requirements;
- Undertaking a full Employment Land Review
- Identifying and testing realistic alternative scenarios
- Recommending appropriate Growth Options

5.3 Whilst this process would determine the need for new development in the city, it was equally important that work be undertaken on the land supply to establish whether the supply of sites would be sufficient to support the levels of new housing and employment emerging from the growth scenarios. Officers in the Policy Team have undertaken a Strategic Land Review (SLR) which provides a comprehensive assessment of potential land supply in the City. This includes a review of Settlement Breaks and Green Belt land, in order to identify how each of the Growth Options can be delivered (in this respect, the Medium and High Growth Options might require land in Settlement Breaks and, potentially, Green Belt to be brought forward).

5.4 In deriving the Growth Options it was important to establish how the City's population had changed and how it might be expected to change over the period of the Local Plan:-

The City in Context: Between 2001 and 2011 the Census shows that the City's population declined from 281,000 to just under 276,000. The recent Centre for Cities Outlook 2016 report highlighted that Sunderland was the only major UK city to lose population. Whilst official Government population projections indicate that the City's population is expected to grow over the next 20 years – through a combination of natural change and international migration - the level of growth is low, amounting to only a 4,700 increase by 2035.

The City continues to suffer from net out-migration to neighbouring districts with the highest annual outflow being to County Durham. Out-migration has been highest amongst the economically active age-groups, particularly the 20-39 group.

Whilst there has been significant jobs growth in the City over this period (total jobs growth of 9,630 between 1997 and 2015), Census figures indicate that the number of workers living in Sunderland is exceeded by the number of jobs; that is, the level of in-commuting to the City has increased.

- 5.5 If this population loss is left unchallenged, it will significantly harm the regeneration prospects of the City. It is therefore clear that a step change is required to reduce outmigration and improve the economic growth prospects of the City. The Core Strategy will be a key mechanism in the delivery of this ambition.
- 5.6 There is a clear need for the Core Strategy to take a positive approach so that the City can grow sustainably in the long-term. However, it is important that this growth is based on robust evidence so that it can be demonstrated to be reasonable and achievable. This is particularly important as the Core Strategy will be subject to further public consultation where its approach to growth will, no doubt, attract some objection and ultimately the assumptions and methodology underpinning the Core Strategy will be scrutinised in detail by the Inspector at the Examination. The approach to growth therefore needs to strike an appropriate balance between aspiration and evidence in order for it to be found 'sound'.

6.0 The Growth Options

- 6.1 Based on the above factors, three separate Growth Options have been identified. These comprise:-

Baseline: a demographic-led baseline taking into account recent Government sub-national population projections and adjusting these to take account of past migration rates;

Medium Growth: a scenario based on improved economic growth and reduced levels of out-migration;

High Growth: a scenario based on improved economic growth (the same level as the Medium Growth scenario), but with significantly reduced levels of out-migration – effectively a reversal of trends.

- 6.3 The overall range of housing requirements arising from these three options equates to an overall plan requirement of between 9,300 and 19,000 new houses over the 18-year plan period of the Core Strategy, that is an annual average of between 514 to 1,054 new houses per year. This higher figure represents an ambitious number when compared to recent housing completion rates in the City, that is around 900 new houses (net) in 2014/15 and an estimated 875 in 2015/16.
- 6.4 The realistic ability to deliver proposed new housing numbers will be questioned by the Inspector at the Core Strategy Examination and this is an area where other Local Plans have failed due to their housing ambitions being clearly unachievable and unrelated to past completion rates. In this respect, efforts to increase housebuilding in the City are already underway; the Council's emerging Housing Strategy will focus on initiatives and processes aimed at enhancing housing delivery in the City. This will complement the Core Strategy and assist in achieving its housing growth objectives.
- 6.5 As outlined in paragraph 10.1 below, each of these Options has been subject to Sustainability Appraisal and a screening has been undertaken in accordance with the Habitats Regulations in order to gain a view on potential high-level impacts arising from them.
- 6.6 The Strategic Land Review indicates that sufficient land is potentially available to accommodate all the options, though it may be necessary to consider Green Belt deletions for the High Growth option. The Publication Plan will set out the "exceptional circumstances" case for Green Belt changes should this option be chosen.

7.0 Next Steps

- 7.1 Subject to Cabinet approval, a six-week public consultation on the Growth Options will commence in early April. Consultation will be undertaken in accordance with the Council's adopted Statement of Community Consultation (SCI) to ensure the widest possible audience is reached.
- 7.2 The consultation material and the detailed consultation strategy is being developed with the Council's Corporate Communications Team.
- 7.3 All responses received during the consultation period will be taken into account in preparing the Publication draft of the Core Strategy.

7.4 Updating the Local Development Scheme

7.5 With the commencement of the Growth Options stage, it is an appropriate time to look forward over the remaining stages of the Core Strategy programme and outline key milestones in the process; that is Publication, Submission, Examination and Adoption. The programme will need to be set out in the Council's Local Development Scheme (LDS) which sets out the timetable for the plan and is a requirement of the Planning Regulations.

7.6 Recent discussions with the Department of Communities and Local Government (DCLG) have highlighted the importance of the LDS as it will be used by Government in monitoring the preparation of the city's local plan (Core Strategy and Allocations Plan). These discussions have also highlighted that whilst it is important that the Core Strategy is progressed as rapidly as possible, it is equally important to ensure that the programme is deliverable as any significant slippage from the LDS timetable could result in "intervention" by DCLG – this could potentially take the form of the plan being taken away from the Council and prepared by another body (at the Council's expense). To avoid the likelihood of intervention it is therefore vital to ensure that the timetable is robust and takes proper account of resources and the legal requirements of the plan-making process. Allied to this, there is a pressing need to Submit the plan early in 2017 to avoid any impact on the New Homes Bonus allocation received by the Council.

7.7 The programme is currently being developed and a report on the LDS will be presented to April Cabinet for approval. It is important that the approved LDS is placed on the Council's website as soon as possible as this will give an important message to Government that the Council is committed to the delivery of the plan.

8.0 REASON FOR DECISION

8.1 The decision is required to allow public consultation to proceed on the next stage in the planning process of bringing the City's development plan forward.

9.0 ALTERNATIVE OPTIONS

9.1 The consultation on Growth Options is a vital stage in the planning process required to bring forward the City's Local Plan. The Planning Inspectorate (PINS) has advised that consideration of Growth Options is required before the Core Strategy can proceed to the next formal stage of plan-making (Publication). To not undertake this stage could put the plan at risk of being found 'unsound' at Examination. The alternative option of not undertaking the consultation on the Growth Options is not recommended.

10.0 RELEVANT CONSIDERATIONS AND CONSULTATIONS

10.1 Environment and Sustainability

The Core Strategy has been assessed through Sustainability Appraisal at each stage.

10.2 In terms of the Growth Options, an initial Sustainability Assessment (SA) Scoping Report was consulted upon and agreed with the main statutory environmental consultees (Natural England, Historic England and the Environment Agency). This forms the basis of the approach undertaken by the “full” Sustainability Appraisal undertaken on the Growth Options.

10.3 Consideration also needs to be given to assessing the potential impacts of the Growth Options on the European designated nature conservation sites on the Coast, that is, an assessment under the Habitats Regulations (HRA). At this stage, as the Growth Options are at a strategic level with no locations being specified, it is only necessary to seek a screening opinion under the Regulations.

10.4 Financial Implications

There are no direct financial implications arising from this report. Some costs will be incurred in the subsequent public consultation exercise and these can be accommodated within existing budgets.

10.5 Human Rights

There are no human rights implications directly arising from this report.

10.6 Equalities and Diversity

At this stage an Equality Analysis is not required. Issues and concerns identified through the consultation will be addressed within the subsequent stages of plan development. The Council’s Statement of Community Involvement (SCI) already takes Equality considerations into account.

10.7 Duty to Cooperate

The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

10.8 In this respect there has been clear joint working between Sunderland and neighbouring Councils at all stages of the Core Strategy process. A key forum for these discussions has been the regular meetings of the South of Tyne Planning Policy Officers Group (also attended by officers from Durham, Gateshead and South Tyneside Councils). However, as the Growth Options have implications for the housing and economic development strategies in the emerging Local Plans of neighbouring Councils – particularly Durham and South Tyneside – there is a need for continued discussion of the Growth Options and their potential effect on migration and commuting between Sunderland and these districts. On a wider level, the issue of how individual Council's growth strategies relate to each other and to likely population/ jobs change across the region is being explored through meetings facilitated by the Planning Advisory Service.

11.0 BACKGROUND PAPERS

Demographic Analysis and Forecasts (Edge Analytics)
Strategic Housing Market Assessment (Arc 4 Consultants)
Sunderland Employment Land Review (Nathaniel Lichfield and Partners)