

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 3RD APRIL, 2007 at 3.30 p.m.

Present:-

Councillor R. Bell in the Chair

Councillors D. Forbes, E. Gibson, G. Hall, Higgins, and Lawson

Declarations of Interest

07/00399/FUL – Site of Faber Road, Sunderland

Councillors D. Forbes and Higgins declared personal and prejudicial interests in the application as Council appointed Directors of the Sunderland Housing Group. Councillor E. Gibson declared a personal and prejudicial interest in the application as her husband was a Council appointed Director of the Sunderland Housing Group. The above Councillors left the meeting during consideration of the item.

Apologies for Absence

Apologies for absence were received from Councillors Howe, Mann and Porthouse.

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

The Director of Development and Regeneration submitted a report together with a supplement (copy circulated) and a report for circulation relating to the North Sunderland Area, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes)

07/00017/SUB – 4 Dorking Road, Fulwell, Sunderland

Mr. Stobbart, objector, presented his objections in respect of the application as the resident of 6 Dorking Road, Fulwell, Sunderland as follows:

- The extension contravened UDP policy B2 as it did not respect and enhance the qualities of nearby properties. The view from the rear garden of 5 Derry Avenue was now dominated by the extension leading to loss of light. Due to the attachment of lead flashing to the roof of 6 Dorking Road the property now looked odd and the extension did not respect and enhance the qualities of nearby properties;
- The guttering to the side of the two storey extension was not shown on the submitted plans and had been erected over the boundary between the two properties without his permission;
- Joining the houses with a column of bricks would lead to the properties becoming terraced;
- Much of the extension was completed whilst the objector was away from home on business, preventing him from voicing his concerns to either the applicant or builders on site during construction.

Members were then given the opportunity of asking Mr. Stobbart any questions. The representative of the Director of Development and Regeneration responded to the issues raised by the objector and explained that a condition was proposed to require the applicant to submit details as to how the extension was to adjoin the adjacent property at ground level and was to be agreed by the Local Planning Authority.

Mr. Brown, applicant and resident of 4 Dorking Road, Sunderland, presented a rebuttal to the points raised stating:-

- He had followed the advice and guidance of the planning officer and had addressed any instructions with immediate effect;
- Mr. Stobbart was consulted regarding how to piece up the gap between the properties and they had reached a suitable agreement at the time;
- He agreed that the brickwork was unsightly but stated he was at a loss as to what to do about it.

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

1. RESOLVED that:-

- (i) Save as where indicated below, the decisions respectively recommended in the report or as detailed in the supplementary report be approved;
- (ii) Planning Application No. 07/00204/SUB, be withdrawn from the Agenda;

- (iii) the Committee undertake a site visit in respect of Planning Application No. 07/01250/FUL – Land to the East Saint Peters Gate, 10 Charles Street, Monkwearmouth, Sunderland.

Town and Country Planning Act 1990 - Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st February, 2007 to 28th February, 2007.

(For copy report – see original minutes)

2, RESOLVED that the report be received and noted.

(Signed) R. BELL,
Chairman.