

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 29th September, 2009 at 5.00 p.m.

Present: -

Councillor Miller in the Chair

Councillors Ball, Bell, Copeland, Fletcher, Francis, E. Gibson, Heron, Howe, T. Martin, Miller, O'Connor, Scaplehorn, J. Scott, Wakefield, Wood and A. Wright.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Charlton, I. Cuthbert, M. Forbes, G. Hall and T. Martin.

Minutes

1. RESOLVED that the minutes of the meeting of this Committee held on 21st July, 2009 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (North Sunderland) Sub-Committee

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 28th July, 18th August and 8th September, 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

Report of the Meetings of the Development Control (South Sunderland) Sub-Committee

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 28th July, 2009 and 8th September, 2009 (copy circulated) was submitted.

(For copy reports – see original minutes).

3. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 28th July, 18th August and 8th September 2009 (copy circulated) was submitted.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

Sunderland Retail Needs Assessment and Sunderland Employment Land Review

The Director of Development and Regeneration submitted a report (copy circulated) which notified the Committee that two important studies had been finalised which respectively addressed retail need and employment land in the City. These reports – the Sunderland Retail Needs Study and the Sunderland Employment Land Review – will form part of the evidence base of the emerging Local Development Framework (LDF) Core Strategy.

(For copy report – see original minutes).

Mr. Neil Cole, Planning Policy Manager presented the report.

Councillor Heron queried the amount of industrial land that would be identified as employment sites.

Mr. Cole advised that 60 hectares of industrial land had been identified with 1200 hectares of land already devoted to employment.

Referring to the central route and the location of the proposed new bridge, Councillor Heron stated that there appeared to be very little happening around developing the infrastructure in that area.

Mr. Cole stated that the completion of the southern radial route meant that Ryhope would more viable. Development of the central route would eventually boost the existing employment site.

The Chairman having thanked Mr. Cole for his report, it was:-

5. RESOLVED that the contents of the report be received and noted.

A184 Newcastle Road, Fulwell Objection to Proposed Speed De-restriction Order

The Director of Development and Regeneration submitted a report (copy circulated) to inform the Planning and Highways Committee of an objection that has been received with regard to the introduction of a speed de-restriction Order on the above-mentioned road.

(For copy report – see original minutes).

Mr. Ian Pearson, Principal Engineer presented the report. He advised that it was proposed to introduce a de-restriction Order on the A184 Newcastle Road, from a point 102 metres northwest of the Shields Road roundabout to the City boundary, which will regularise the current signed speed limit.

Mr. Pearson advised that the objector stated that the Council should have reviewed the speed limit with a view to reducing it to 50 mph. Mr Pearson advised that if the Council did want to reduce the speed limit to 50 mph, it would be necessary to re-consult statutory bodies and providing no objections were received it would necessitate changing the signing along its length, which would lead to additional cost to the Council, whereas regularising the speed limit can be carried out without these additional consultations and costs.

A review of roads subject to de-restricted speed limits was to be carried out in 2009/10 and is it is planned to include the length of Newcastle Road, in question within this review.

Councillor Francis commented that there were numerous different speed limits along the stretch of relatively short road, which varied between 30 – 60 mph and consistency would be preferred. Councillor Bell stated that South Tyneside had dropped the speed to 50 mph on the stretch of road under their control

Councillor Wakefield queried whether the two roads that did not have confirmed speed limit Orders were isolated and no others had been identified in the City.

Mr Pearson confirmed that no other roads had been identified and he advised that there was a need to regularise the situation quickly and Members comments would be taken on board when the planned review was carried out.

6. RESOLVED that

- (i) the formal objection received during the statutory consultation process from local residents opposed to the introduction of the de-restriction Order not be upheld,
- (ii) the objectors are notified accordingly.

Planning Performance Agreements

The Director of Development and Regeneration submitted a report (copy circulated) to consult the Committee about Planning Performance Agreements (PPA), their use and to seek the Committee's agreement in using them in processing and determining certain planning applications.

(For copy report – see original minutes).

Mr Keith Lowes presented the report and provided information on Planning Performance Agreements and their background and the advantages they bring.

Councillor Wakefield queried at what point in the process Members would be engaged.

Mr. Lowes advised that as soon as a project was identified, Members would be involved.

Councillor Heron queried who decided the scope of an individual project. Mr Lowes advised that the developer and Council officers would agree a project plan and programme including the appropriate resources necessary to determine the planning application to an agreed timetable. The agreement would be flagged to the Committee.

Mr. Lowes informed the Committee that developments that qualify for this approach would generally fall within the category of large-scale major applications or significant developments which are unique, complex schemes.

The Chairman having thanked Mr. Lowes for his report, it was: -

7. RESOLVED that the contents of the report are noted and the adoption of the PPA process and its Charter for use in the appropriate cases be agreed.

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

(Signed) G. Miller
Chairman.