

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 5th FEBRUARY 2024 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Dixon, Foster, Haswell, Herron, Morrissey, Peacock, Scott and Warne.

Declarations of Interest

Item 4 – Application 2 – 23/00747/FUL Land to the South of Colliery Lane, Hetton-le-Hole, DH5 0HU

The Chairman made a declaration that she knew one of the objectors who had registered to speak at the meeting and therefore withdrew from the meeting during the consideration of this application.

Councillor Dixon made an open declaration that he had received email correspondence with regard to this application; he had not expressed any opinion on the application and retained an open mind.

Item 4 – Application 4 – 23/01899/LP3 – The Sheiling, Fatfield Road, Washington, NE38 7DT

Councillor Dixon made an open declaration that he had received email correspondence with regard to this application; he had not expressed any opinion on the application and retained an open mind.

Item 4 – Application 9 – 23/02556/VA3 – Elemore Golf Club, Elemore Golf Course, Lorne Street, Easington Lane, Houghton le Spring, DH5 0QT

Councillor Scott declared that he was a Member of Elemore Steering Group and he withdrew from the meeting during the consideration of this application.

Apologies for Absence

There were no apologies for absence submitted.

Minutes of the last meeting of the Planning and Highways Committee held on 8th January 2024

1. RESOLVED that the minutes of the last meeting of the Planning and Highways Committee held on 8th January 2024 be confirmed and signed as a correct record.

**Planning Application 22/00970/FUL – Erection of 96no. affordable residential dwellings (Class 3) with associated access, landscaping and infrastructure. (amended description and information received 13.10.23)
Land at Harrogate Street and Amberley Street, Sunderland**

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy reports – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application and advised that there was an error within the description, the use classification should be Class C3 rather than Class 3.

Councillor Dixon queried how the figure for the Section 106 contribution towards schools had been arrived at. The representative of the Executive Director of City Development advised that the education officer had been consulted and they had provided a figure which they considered would allow for the schools in the area to accommodate the expected increase in pupils; the individual schools in the area had not been consulted.

The Chairman welcomed the application but asked for assurances that the land contamination referred to would not impact on the residents of the new houses. The representative of the Executive Director of City Development advised that the land contamination officer had been consulted and a suite of documents had been provided which would ensure that any issues which did arise would be able to be addressed by suitable mitigation measures.

Councillor Dixon commented that the site had been vacant for a long time and asked why it had taken so long for a proposal to be brought forward. The representative of the Executive Director of City Development advised that there had been a previous application for the redevelopment of the site however that scheme had not been viable and the consent had since expired.

The Chairman then introduced Hannah Woodall who was in attendance to speak in support of the application. Ms Woodall advised that she was a planning consultant working on behalf of Thirteen Group who were a regional housing association with a good track record of building affordable housing across the region. This was the first development by them in the City. The proposals had gone through robust assessments to ensure suitability and viability.

In response to Councillor Dixon's question regarding the time taken for the site to be redeveloped, Ms Woodall advised that Thirteen Group had submitted the application for planning permission in 2022 and due to the complexity of the application it had taken until now for the application to be brought to the committee; she agreed that the site was crying out for redevelopment as housing.

Councillor Morrissey commented that this development was a fantastic investment in the city.

There being no further questions or comments, it was:-

2. RESOLVED that the application be delegated to the Executive Director of City Development who was minded to Approve the application subject to agreement of final landscaping details, the draft conditions set out in the report (subject to amendments to landscaping conditions as necessary) and the completion of a Section 106 agreement.

Planning Application 23/00747/FUL – Erection of discount food store (1867sqm GEA / 1786sqm GIA) (Use Class E) with associated access, car parking, hard and soft landscaping and associated works. (Amended dated 09.08.2023)

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy reports – see original minutes)

The Chairman having declared an interest in this matter and withdrawn from the meeting, the Vice-Chair, Councillor Foster, took the Chair for the duration of the consideration of this application.

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application. A further representation had been received from one of the objectors who had registered to speak at the meeting; she was unable to attend the meeting and had provided a statement summarising their objections as relating to access and egress; and Antisocial behaviour. It was considered that these had been covered by officers within the report.

Councillor Scott referred to the meeting which had taken place on 5th January and asked for clarification, for those members of the public in attendance, of the purpose of that meeting and also why the application had been deferred at the last meeting of the Committee. The representative of the Executive Director of City Development advised that this was a Members site visit which allowed the Members of the Committee to meet with planning officers; the deferral had been due to there being further matters which needed detailed consideration prior to the application being presented to the Committee.

Councillor Dixon commented that it still appeared that there was work needed to be done to alleviate the concerns of the cricket club and the representative of the Executive Director of City Development advised that there had been a total of three representations received from the cricket club; the amended conditions set out in the supplementary report would ensure that an appropriate fence would be provided and the club did not have any objection to the application as long as these conditions were applied. The club had expressed their thanks to officers for their work to alleviate the concerns.

The Chairman then introduced local resident Kay Rowham who was in attendance to speak in objection to the application. Ms Rowham was informed that she would have a maximum of 5 minutes to address the Committee.

Ms Rowham advised that she felt that the planning department had dismissed the objections including the objections made on the grounds that the application went against the policies set out in the core strategy which had been used as reasons for rejecting a previous application in 1991 in the area for a supermarket from another operator. She queried how a retail development could improve the visual aesthetic of the area. She explained that the development site had been gifted to Hetton Lyons Sports Club and that there was a covenant on the land which provided that the land should only ever be used for sporting purposes. She stated that the sale of the land was dependent on planning permission being granted and that should this application be unsuccessful then Hellens had first refusal on the land for the purpose of housing development. She felt that local people had been both lied to and ignored when they tried to find out what was happening with the site and she asked that the Committee refuse the application. Ms Rowham also made reference to Labour Members of Sunderland City Council who had previously sat as Hetton Town Councillors before resigning from the Town Council and alleged that they had been in contact with Aldi.

Councillor Peacock asked Ms Rowham what the residents would want to see as an alternative development for the site if this application was refused and Ms Rowham replied that residents did not want to see any development of the site but instead wanted it to remain as a football pitch. The Committee's Solicitor, Peter Bracken, then interjected that this was not a relevant consideration for the Committee which needed to look at the application as presented to them.

Councillor Scott, as a point of personal clarification, advised that he had never had any contact with Aldi regarding this application either post or prior to his resignation from Hetton Town Council.

The Chairman then welcomed local resident Mr Ben Riddle who was in attendance to address the Committee in objection to the application, he was informed that he would have a maximum of 5 minutes to address the meeting.

Mr Riddle stated that he lived approximately 20metres away from the site and that the road was already busy with him witnessing regular queues of traffic. He stated that the acoustic measurements had taken place in August when

the roads were at their quietest. He made reference to a previous application by Lidl for a site adjacent to his property which had been refused on the basis of the increase in out of town traffic in the area and the loss to the town centre that would be caused by the development and stated that nothing had changed between the time of that application and now. There were already two busy industrial estates in the nearby area and he asked how the council could now say that this application was acceptable when there was more traffic using the roads now than there was at the time of the previously refused application. There had been significant housing development in the area without any improvements to the road infrastructure. He also expressed concerns over the opening hours being moved from a 10pm closing time to 11pm.

Councillor Morrissey responded that the supplementary report had detailed that the closing time would in fact be 10pm rather than the previously stated 11pm.

The Chairman then introduced the Mayor of Hetton Town Council, Councillor Dave Geddis, who was in attendance to speak to the representations made by Hetton Town Council. Mr Geddis was informed that he would have a maximum of five minutes to address the meeting.

Councillor Geddis stated that this site had lain dormant for over 30 years and that when the town council had heard about the plans they had called a public meeting which had been attended by over 90 people. There had been various views aired by those who had attended the meeting. The concerns of those residents who lived near to the site were understood however the majority of the people living near to the site were supportive of the development. He advised that meetings had been held with representatives from Aldi to discuss the concerns raised by residents.

Councillor Geddis then drew attention to the representation from Hetton Town Council and added that currently the only supermarket in Hetton was a Tesco Express which was expensive and did not offer much choice. He also referred to the concerns raised regarding highways and stated that he regularly used this road and had never seen the nose to tail traffic described by objectors and that Aldi had said that they would work with highways to address any issues which occurred.

The Chairman then introduced Mr Steve Robb, the agent for the applicant, who was in attendance to speak in support of the application alongside the applicant, Ms Helen Simms. The Chairman advised that they would have a maximum of five minutes to address the Committee.

Mr Robb advised that Ms Simms would be addressing the Committee while he was available to answer any questions from Members.

Ms Simms advised that Aldi had been looking to develop a store in the area for a long time and that they were committed to delivering a high quality development and a modern shopping experience. Over 90 percent of those

who responded to consultation were supportive of the development with 71 letters of support being received by the planning department during the consultation period. The store would benefit local people by providing choice in the local area and also jobs for local people. This store would not have a deli counter or a bakery which would help local businesses as customers would be drawn into the locality by Aldi and would then also visit the local independent retailers. Aldi had worked with the cricket club to alleviate their concerns and wanted to work with local residents. Planning consultants had been instructed to look at the technical aspects of the development and there would be conditions in place to mitigate against any significant issues. Should planning permission be granted then it was expected that the store would be open by the end of the year.

Councillor Dixon commented that the height of the boundary fence with the cricket club would inevitably need to be higher than 2metres in order to protect the store, and its customers, from cricket balls. Mr Robb advised that there would be scientific work and detailed discussions which would take place to ensure that an appropriate fence was provided. Aldi wanted to be a good neighbour and had met with representatives of the cricket club.

Councillor Peacock commented that it appeared to him that the officers had covered all of the issues raised and that the Aldi store in Pennywell had been a positive addition to that area due to the employment offered and the improvement in discount retail choice in the area as well as the store being in an accessible location for local residents.

Councillor Morrissey thanked the residents for attending to address the Committee and commented that covenants on the land were not something that could be looked at as part of the decision making process for the application. The infrastructure concerns could be looked at but there was also a need to look at the balance between adverse and positive impacts of development and given the amount of new housing in the area he felt that there needed to be consideration of the need for there to be an increase in retail choice in the area and the need for employment opportunities for residents.

Councillor Warne commented that Aldi in his ward had been extremely popular and was a good employer; the community there had embraced the store. He did not feel that he had heard any arguments which would lead him to vote against the application.

Councillor Scott stated that he was delighted to see this application which would provide much needed supermarket provision for the Hetton area and noted the 71 letters of support which had been received from residents.

There being no further questions or comments, the Chairperson put the Officer recommendation to the Committee and it was:-

3. RESOLVED that the application be delegated to the Executive Director of City Development who was minded to approve the application subject to:-

The successful completion of a legal agreement for a financial contribution towards off-site biodiversity net gain
The draft conditions within the Report on Applications
The additional/amended draft conditions within the supplementary report for circulation.

**Planning Application 23/01864/MAW – The construction of a 2.5m high bund to be constructed along the eastern perimeter of the Springwell Quarry Site.
Thompsons of Prudhoe, Springwell Quarry, Springwell Road,
Springwell, Gateshead**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

There being no questions or comments, the Chairperson put the Officer recommendation to the Committee and it was:-

4.. RESOLVED that planning permission be APPROVED subject to the recommended schedule of draft conditions as listed within the report.

**Planning Application 23/01899/LP3 – Internal arrangements to provide supported accommodation for up to 5no individuals
The Sheiling, Fatfield Road, Washington, NE38 7DT**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

Councillor Dixon asked whether the residents would be free to come and go as they pleased outside of the curfew hours and also asked whether planning permission had been granted for the past extensions. He also expressed concerns over the narrow stair case within the property which could present a hazard. The representative of the Executive Director of City Development

advised that the facility would be managed by the staff but residents would be free to come and go outside of the curfew hours. The past extensions were completed a significant amount of time ago and the staircase was a matter for building control.

Councillor Peacock asked whether the residents would be permitted visitors and whether the staff would be responsible for residents when outside of the property. The representative of the Executive Director of City Development advised that visitors would only be allowed by appointment and that it was for the staff to ensure that the property was suitably managed including whether management of residents outside of the property was required.

The Chairman then welcomed Angela Bell to the meeting. Ms Bell was in attendance to speak in objection to the application on behalf of Vivienne Low who had submitted an objection on behalf of the local primary school. Ms Bell was advised that she would have a maximum of five minutes to address the meeting.

Ms Bell stated that there were concerns over safeguarding of children at the school and this application brought uncertainty around the safety of children. In 1989 an application to change the use of the property had been refused on the basis of increased traffic and this was still a valid issue with traffic levels in the area having increased significantly. A lot of children walked past the property on the way to and from school and there were concerns about the risk of accidents especially with vehicles needing to cross the footpath to access the property and due to there being a lack of space to manoeuvre vehicles within the curtilage of the property. She referred to the Police representation that they had no objection to the proposal as long as there was appropriate management; good communications and well structured care but she was concerned that there was not sufficient policing in the area to ensure the safety of residents. She also referred to the statement by Paul Mander, who had spoken at the last meeting, who had worked in similar facilities and had stated that he felt that the premises were unsuitable for this use.

The Chairman then welcomed local resident Darren Foster, who was speaking in objection to the application, to the meeting. Mr Foster was advised that he would have a maximum of five minutes to address the meeting.

Mr Foster stated that he lived next door to the application property and objected to the loss of family homes in the area. There had been a number of applications for change of use refused in the past. He felt that a development of this type should be within a purpose built facility rather than an extended 1930s bungalow that was originally built with two bedrooms. He stated that the new core strategy seemed to have been ignored and that he had raised a formal complaint which had been escalated to stage 2 as he had not been satisfied with the response received.

The representative of the Executive Director of City Development advised that although the proposal conflicted with policy H5 which related to the loss of

family homes, it did comply with policy H1 as it would still provide housing. There was no evidence that there would be any safeguarding issues and there would be risk assessments and management of residents undertaken by the staff.

Councillor Foster commented that a similar application in his ward had resulted in the same concerns being raised however the premises was working well with no problems occurring. He had attended the site visit and was satisfied that this was an appropriate site for this use; there was ample parking and space to manoeuvre within the curtilage of the property.

Councillor Warne commented that the biggest traffic issues in the area were at the start and end of the school day and he did not feel that this development would cause problems with traffic.

Councillor Dixon expressed concerns over the wording of the Police representation; it suggested that they had concerns over the development. He had concerns over the siting and amenity of the proposal as well as the impact on residential character and community cohesion in the area. He did feel that the parking was acceptable but he was struggling to be supportive of the application. The representative of the Executive Director of City Development advised that the intention of these facilities was to integrate people into the community as a step towards them moving into independent living; it could not be assumed that they would cause antisocial behaviour or safeguarding issues and it was felt that this site was an appropriate location for the proposed use. The property was currently in use as a Bed and Breakfast which would generate more traffic than the proposed use. The Highways engineer added that the proposals had been considered from a highways perspective and it was considered that the access and parking arrangements were acceptable.

Councillor Dixon further commented that there were other areas where there were already a number of facilities of this type and he felt that those locations would be a better place for the development to take place; he did not feel that this site was appropriate for this development.

Councillor Scott commented that although children's safety was a paramount concern, there was nothing to say that the proposed residents being vulnerable would mean that they would be a danger; the council had a responsibility to ensure that housing was provided for homeless people and also noted that everyone was only one or two steps away from potential homelessness.

Councillor Peacock commented that assumptions could not be made about the residents and that planning needed to look at the application made, not the potential residents.

The Chairman asked if Members would support the addition of a further condition to require the inclusion of a management plan which would provide

a point of contact for residents. Councillor Scott agreed that this would be sensible as it would support the local residents.

The Chairman expressed her empathy for the local residents but stated that the concerns were unfounded and that this was a good property to provide a service that the Council needed to provide.

There being no further questions or comments the Chairperson put the officer's recommendation in the report to the Committee and it was:-

5. RESOLVED that Members Grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to the conditions set out in the report and an additional condition requiring a management plan to be put in place.

**Planning Application 23/02006/FUL – Erection of a 2m high fence to the northern boundary
SITA UK, Catherine Road, New Herrington Industrial Estate, Houghton le Spring, DH4 7BG**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The Chairman welcomed Councillor Speding to the meeting to speak in objection to the application and advised that he would have a maximum of 5 minutes to address the Committee.

Councillor Speding stated that this was a historical waste processing site which had few planning conditions imposed on it which had caused problems for local residents. SITA was considered to be a bad neighbour. The planting around the site had not been undertaken in accordance with the landscape scheme and had also not been maintained with a large amount having been removed. The site was already surrounded by a palisade fence which acted as a litter trap and he felt that the proposed fence would exacerbate this problem. There was light and noise pollution from the site which impacted on residents. These issues had been ongoing for a long time.

Councillor Morrissey asked what part of the application Councillor Speding was objecting to and Councillor Speding reiterated his concerns about SITA being a bad neighbour and the existing issues around pollution and noise from the site.

Councillor Haswell queried whether there was the opportunity to add conditions to the operation of the site and the representative of the Executive Director of City Development advised that there were conditions attached to this application relating to tree protection and a planting scheme which needed to be agreed before work commenced; the replacement of trees

removed as a result of this application was acceptable however it was not reasonable to impose further conditions.

Councillor Warne queried whether the noise and the hours of work were breaching any conditions. The representative of the Executive Director of City Development advised that this application was solely for the installation of a new fence and that any complaints about the operation of the site should be directed to Environmental Health.

There being no further questions or comments the Chairman put the officer's recommendation set out in the report to the Committee and it was:-

6. RESOLVED that the application be Approved subject to the conditions set out in the report.

Change in the order of business

At this juncture the Chairman proposed a change in the order of business to consider the application for the play park at Dykelands Road prior to the other applications due to there being speakers for that application.

Planning Application 23/92164/LP3 – Development of a new children's play area to include a bridge, public walkways, landscaping and several discrete play areas, along with the redevelopment of the existing play area to provide grassed open space.

Rear of Dykelands Road Car Park, Dykelands Road, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

The Chairman introduced Councillor Walton who was in attendance to speak on the application, she advised that he would have a maximum of five minutes to address the meeting.

Councillor Walton stated that he was generally supportive of the application but that he had some concerns. He agreed that there was a need for play provision however there needed to be care taken due to the site being bounded by busy roads. The crossings to the site from the north needed to be taken into account as did the burn which ran through the site which was

normally a shallow body of water but after heavy rainfall could become a torrent.

The Chairman then introduced Councillor Hartnack who was in attendance to speak on the application. He was advised that he would have a maximum of five minutes to address the meeting.

Councillor Hartnack stated that he strongly supported the development of play provision in Seaburn but was concerned over the open plan nature of the proposal on the basis of security and crime prevention; it was attractive visually but he was concerned over the protection of the play equipment from damage. There needed to be management plans in place to ensure that the work was completed to a high standard and he felt that there needed to be proper security, maintenance and management plans in place.

Councillor Foster commented that this was an excellent proposal but he agreed with the concerns raised over security.

Councillor Peacock commented that he was in favour of outdoor play provision and that these proposals looked fantastic.

Councillor Dixon expressed his support for the application and commented that Councillors had funded CCTV cameras for the play provision in Backhouse Park and asked whether this was something that could be explored here. The representative of the Executive Director of City Development advised that there were discussions with the regeneration department and that there would be CCTV cameras installed; there would be a condition to require the creation of maintenance and management plans.

Councillor Haswell commented that the previous parks in the area had been fenced off from the burn and asked whether there were plans for this for the new park. The representative of the Executive Director of City Development drew Members attention to the CGI designs for the park and advised that the whole park would be enclosed by a fence; there had originally been plans for a walkway along the north of the dene which had since been amended; it was his understanding that the park would be enclosed from the burn.

7. RESOLVED that Members grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the conditions set out in the report.

**Planning Application 23/02160/LP3 – Proposed construction of hard surface to facilitate a vehicle manoeuvring circle and provide on-site storage space, and associated works including a CCTV pole, lighting columns and a re-positioned security fence.
City Contracting Services, Parsons Depot, 13 Parsons Road, Parsons, Washington**

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

There being no questions or comments, the Chairman put the officers recommendation set out in the supplementary report to the Committee and with all Members being in agreement it was:-

8. RESOLVED that Members Grant Consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the draft conditions set out in the report and supplementary report.

Planning Application 23/02495/VA3 – Application for a minor-material amendment to vary condition 1 (approved plans) attached to planning permission 22/02157/VA3 – including removal of LED and digital screen (northern elevation), provision of new glazing/windows (north and western elevations) and installation of architectural screen (roof level) Land South of High Street West, High Street West, Sunderland, SR1 3DZ

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

There being no questions or comments, the Chairman put the officer's recommendation set out in the supplementary report to the Committee and with all Members being in agreement it was:-

9. RESOLVED that Members grant consent under regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to the conditions set out in the report and supplementary report.

**Planning Application 23/02503/VA3 – Variation of planning conditions 1 (Plans) to swap positions of miniature railway and overflow car park, 4 (Remediation), 5 (Verification), 7 (CEMP), 11 (Arboricultural method statement), 15 (Lighting Strategy), 20 (Materials) and 21 (Travel Plan); and removal of conditions 3 (Ground investigation) and 10 (E-CEMP), attached to planning permission 22/01673/HY3 (Change of use of former Elemore Golf Course to a Heritage and Eco Park with associated infrastructure)
Elemore Golf Club, Elemore Golf Course, Lorne Street, Easington Lane, Houghton le Spring**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

There being no questions or comments from Members the Chairman put the officer's recommendation to the Committee and with all Members being in agreement it was:-

10. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning General Regulations (1992) (as amended) subject to the conditions set out in the report

**Planning Application 23/02556/LP3 – Provision of a Changing Places modular toilet
Land Adjacent Public Toilets/Visitors Car Park, Herrington Country Park, Chester Road, Shiney Row, Houghton le Spring.**

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

There being no questions or comments from Members the Chairman put the officer's recommendation to the Committee and with all Members being in agreement it was:-

10. RESOLVED that Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations (1992) (as amended) subject to the expiry of the public consultation period with no further representations, or representations only raising matters already addressed by the main report, being received and subject to the draft conditions set out in the report.

**Planning Application 23/002561/LP3 – Provision of a Changing Places modular toilet
Roker Park, Roker Park Road, Sunderland**

The Executive Director of City Development submitted a report and supplementary report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

There being no questions or comments from Members the Chairman put the officer's recommendation to the Committee and with all Members being in agreement it was:-

11. RESOLVED that Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations (1992) (as amended) subject to there being no objection to the application from the Garden Trust, or an objections which only raised matters not already addressed by the main report the replacement condition 3 set out in the supplementary report, any further conditions requested by the Gardens Trust and the conditions set out in the report

**Planning Application 23/02565/LP3 – Demolition of the previous covered play area and full refurbishment and extension of the former standalone nursery building to provide an additional SEN resource unit. Modified elevational treatment to allow for new fenestration and access to external rear yard and associated external works.
Hudson Road Primary School, Hudson Road, Sunderland, SR1 2AH**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

Councillor Morrissey welcomed this development within his Ward.

Councillor Scott commented that there was a need for SEN provision in the city, especially at Key Stage 1 level, which this application would assist in meeting.

Councillor Dixon welcomed the application which would be an excellent addition to the school which provided education for communities from a lot of different nationalities.

There being no questions or comments from Members the Chairman put the officer's recommendation to the Committee and with all Members being in agreement it was:-

12. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning General Regulations (1992) (as amended) subject to the conditions set out in the report

Items for information

Members gave consideration to the items for information contained within the matrix.

8. RESOLVED that the items for information as set out in the matrix be received and noted

Prior to the meeting being closed Councillor Foster asked that page numbers for each application be included on the agenda for future meetings.

Members expressed concerns over the situation at this meeting with the microphones not working and asked that these concerns be noted in the minutes and that it be ensured that the microphones were in working order for the next meeting.

The Chairperson then closed the meeting having thanked everyone for their attendance and contributions.

(Signed) M. THORNTON
(Chairperson)