

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on THURSDAY, 21ST MARCH, 2013 at 5.30 p.m.

Present:-

Councillor Tye in the Chair

Councillors Ball, Copeland, Curran, Davison, E. Gibson, Howe, Padgett, D. Richardson, Scaplehorn, Scott, Thompson, Turton and Wood.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Blackburn, Dixon, Ellis, Essl, Francis, Lauchlan, T. Martin, F. Miller, Price, P. Watson and D. Wilson.

Minutes of the last meeting of the Committee held on 20th February, 2013.

1. RESOLVED that the minutes of the last meeting held on 20th February, 2013 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (North Sunderland) Sub Committee held on 27th February, 2013

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 27th February, 2013 (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 (Hetton, Houghton and Washington) Sub-Committee held on 31st January and 27th February, 2013

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 31st January and 27th February, 2013 (copy circulated) was submitted.

(For copy report – see original minutes)

3. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (South Sunderland) Sub-Committee held on 26th February, 2013

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 26th February, 2013 (copy circulated) was submitted.

(For copy report – see original minutes)

4. RESOLVED that the report be received and noted.

Reference from Cabinet – 13 March 2013

Sunderland City Council Local Development Framework: Core Strategy Revised Preferred Options

The Head of Law and Governance submitted a report (copy circulated) to seek the advice and consideration of the Committee on a report considered by Cabinet on 13 March 2013. The report sought approval of the Sunderland Core Strategy Revised Preferred Options for public consultation.

(For copy report – see original minutes)

Neil Cole, Lead Policy Officer for Planning presented the report and was on hand to answer Members' queries.

In response to Councillor Wood's enquiry as to timescales for the final document to be agreed, Mr Cole advised that consultation with non statutory bodies (something which did not have to be done, but he felt was good practice) would take place over a minimum of six weeks, looking to extend to eight weeks to give people the opportunity to fully engage. Advanced notification would be given to an extensive list of consultees and work with the Sunderland Echo would take place to raise the profile of the strategy.

In terms of timescales, the draft publication would go out for public consultation, and then the document would go to the Secretary of State, and

at that stage timescales would be out of our hands. Due to the unknown nature of any objections received, there was no way to gauge timescales precisely, but it was hoped the plan would be adopted by November next year, or sooner if possible.

In response to Councillor Wood's follow up query, Mr Cole advised that the document would come back to Planning and Highways as well as Cabinet.

Councillor Davison queried who would be consulted on matters relating to Nissan, which did not have immediate neighbours.

Mr Cole advised that there were a number of properties in the surrounding area, as well as the museum, and they would also consult with the farm owners in the surrounding area.

In response to Councillor Davison's query in relation to the consultation, and if it would only be done online, Mr Cole advised that various forms of consultation would be carried out but responses would have to be in a written form of some kind.

Councillor Howe enquired if there had been any interest shown in the Vaux site by the private sector.

Mr Cole informed the Committee that he could not advise if there had been any informal interest in the site but would certainly bring forward details should any formal interest be received.

Councillor Thompson requested that the Evening Chronicle be included in any publicity of the strategy so that the Washington area was also catered for.

Councillor Scaplehorn referred to the allocation of employment land beside Nissan and queried if Nissan wanted to expand in the future, would a limit be imposed as to how much they could use.

Mr Cole advised that as the land was not in Council ownership, should Nissan come forward with a scheme it would be considered in the normal course.

Councillor Davison expressed confusion over the Council's policy on Green Belt retention as this strategy appeared to show the loss of Green Belt Land.

Mr Cole agreed that this would be one of the problems the Council would face with the strategy.

Councillor Wood enquired that if Green Belt land should be lost, was there any scope to find additional Green Belt land as compensation.

Mr Cole advised that it was possible, but in his experience this did not come without risks. It required special circumstances to take Green Belt land, it also required special circumstances to put Green Belt land back. Mr Cole also

advised that they still wanted to focus on Brownfield land as a main priority but that this was in limited supply.

5. RESOLVED that the report be received and noted.

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

(Signed) P. TYE
(Chairman)