

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 25th FEBRUARY, 2014 at 4.45 p.m.

Present:-

Councillor E. Gibson in the Chair

Councillors Copeland, Dixon, Ellis, Price, Thompson, Turton, S. Watson and Wood

Declarations of Interest

13/03760/FUL and 13/03799/FUL – St. Anthony's Girls Catholic Academy, Thornhill Terrace, Sunderland, SR2 7JN

Councillors Price and Wood made open declarations that they had attended residents meetings in respect of these applications; However, both Members had retained an open mind on the applications and would be considering the applications based on the information to be presented to the committee meeting.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, Blackburn, Maddison, Tye and P. Watson.

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

The Deputy Chief Executive 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).

13/02683/OUT – Residential development of 17no. 3 storey Town houses 8-12 Murton Street, Sunderland, SR1 2QY

The representative of the Deputy Chief Executive advised that this was an application for outline planning permission with all matters reserved. The principle of the development was considered to be acceptable and had been established through previous planning permissions which have not been implemented. A Section 106 agreement would be required in respect of financial contributions towards the provision of off site play facilities and affordable housing and as such Members were

recommended to delegate the decision to the Deputy Chief Executive who was minded to approve the application subject to the completion of the section 106 agreement.

1. RESOLVED that the decision be delegated to the Deputy Chief Executive who was minded to approve the application for the reasons set out in the report subject to the conditions outlined in the report and subject to the completion of a Section 106 agreement in relation to the provision of off site play facilities and provision of affordable housing.

**13/02786/FUL – Erection of a part four/part five storey 100 bed student accommodation block with three storey building to front Stockton Road (amended description 09/10/13)
Rear of 24-26 Stockton Road/Former Thirkells Garage Site, Stockton Road, City Centre, Sunderland, SR2 7AJ**

The representative of the Deputy Chief Executive advised that the principle of the development was acceptable and the proposal supported the emerging policy relating to the provision of student accommodation in the town centre; it would also improve the quality of the existing student accommodation offer in the city by providing high quality residential development. There would be a manager's office included and the design of the building allowed it to be potentially used for other purposes in the future if necessary, although this would require a planning application for any material change of use. It was acknowledged that the development did not accord with the minimum spacing requirements however as it was a city centre location it was accepted that the spacing requirements were difficult to achieve given the density of the development in the area. The site was a prominent site within the Ashbrooke Conservation Area and the existing vacant site had a negative impact on the conservation area; the development would therefore improve the setting of the conservation area. It was considered that the proposal was acceptable and Members were recommended to approve the application subject to the conditions set out in the report.

Councillor Wood welcomed the principle of the redevelopment of this vacant site. However he was concerned about the proposals to use the development for student accommodation as he was not convinced that there was a need for any more student accommodation in this area; he had suspicions that the applicant may want to change the use in the future. He also expressed concerns over the parking provision; he did not feel that 4 spaces was sufficient especially as the local streets already suffered with parking problems and residents had been campaigning for residents' parking schemes for a long time.

Mr Eric Henderson, Highways Engineer advised that this was a sustainable town centre site and there was no policy in place to require a minimum parking standard and as such it would be difficult to justify refusing the application on parking grounds; he referred Members to the application for student accommodation at Egerton Street which had provided more parking for fewer beds which had been refused on the grounds of inadequate on-site parking provision and this application had subsequently been approved on appeal.

In response to a request for clarification, the applicant advised that parking had been given consideration and as the site was in the town centre next to Park Lane Interchange and was close to the university it was considered that would be little demand for on-site parking. They had other properties across the city totalling 90 bedrooms for student accommodation and there was very little parking demand from these properties either.

The representative of the Deputy Chief Executive advised that different types of need for student accommodation had to be looked at. Quantitative need was easy to determine however qualitative need was more difficult to analyse. This proposal was for student bedrooms which would be of a high quality and which would all be en-suite; it was felt that there was a need to provide different standards of accommodation as some students would prefer the more expensive higher quality accommodation. Therefore there would be clear qualitative benefits from the development.

The Committee then heard from Karen Read who spoke in objection to the application on behalf of the university. She stated that her client's objection was based on the fact that the application did not meet the requirements of the emerging core strategy policy. The applicant had submitted a need assessment however this had been based on the global student population in the city and did not take into account those students who lived with their parents; were studying at a satellite campus or were living in other accommodation. There was in fact a surplus of 700 beds available in the city and as such it was felt that there would be no requirement for any further accommodation. They were concerned by the limited weight that had been given to the emerging policy. It was felt that should the application be approved that it should be a requirement that there was a manager on site at all times and that the applicant should join an accredited landlord's scheme and remain a member while the building was used for student accommodation.

Councillor Ellis expressed concerns that there appeared to already be a surplus of student accommodation and whether the building would remain viable as student accommodation; she was also highly concerned by the lack of on-site parking the development would provide. She was informed by the representative of the Deputy Chief Executive that the building was of a design which allowed it to be converted should it not be viable as student accommodation; there would however be a requirement for planning permission for a material change of use in the development from student accommodation.

Councillor Wood queried the parking provision requirements if the building was to be used for another use; he was informed that this was considered to be a sustainable city centre location and there were other developments in a similar location which did not provide any parking. The nature of any new use would be the determining factor for whether the parking provision would be considered to be appropriate.

In response to questioning from Councillor Copeland the applicant advised that they had 90 student beds across the city and all of these had been let for September by the previous Christmas. They provided accommodation that students wanted to live in and they were confident that they would be able to fully let this proposed development.

Councillor Thompson asked the University to confirm how many high quality en-suite rooms for students were available in the city. Ms Read advised that she did not have figures for different types of accommodation, only the total numbers for all accommodation.

Councillor S. Watson queried whether parking requirements for within the city centre were different to the requirements outside of the city centre; the representative of the Deputy Chief Executive confirmed that this was the case, within the city centre there was much less requirement for parking as there was easy access for pedestrians and to public transport and local services. This was considered to be a sustainable location and it was also considered that there would be indirect benefits such as an increase in the evening economy as a result of the proposed development.

The Chairman then put the officer's recommendation to approve the application to the vote and with:-

7 Members voting in favour of the recommendation; and

2 Members voting against

It was:-

2. RESOLVED that the application be approved for the reasons set out in the report and circulatory report subject to the 16 conditions set out in the circulatory report.

**13/02903/FUL – The construction of 123 new dwellings with associated hard and soft landscaping with the stopping up of existing roads and footpaths. (Amended plans received 17.01.2014)
Land Adjacent to St Lukes Road, Front Road, High Ford, Sunderland**

The representative of the Deputy Chief Executive advised that the principle of the development was considered to be appropriate given that the site had previously been used for housing. There would be a mix of 2 storey houses and bungalows and all of the dwellings would have private outdoor space and parking provision. Access into the site would be taken from the existing access points. Representations had been received during the consultation period and these had been given consideration as detailed on page 26 of the report. The site was within a wildlife corridor and to ensure that there would be no undue impact on wildlife an ecology assessment had been submitted which detailed mitigation measures to ensure that there was no harm; it was considered that the development would be acceptable in ecological terms provided conditions were imposed requiring mitigation measures to be undertaken as detailed in the assessment. There was also a Section 106 agreement required in relation to a contribution for off site play provision. Members were recommended to delegate the decision to the Deputy Chief Executive who was minded to approve the application subject to the completion of the section 106 agreement.

Councillor Thompson stated that it was pleasing that there would be bungalows built as there was an increasing demand for them as the population aged. He asked how many bungalows there would be and was informed by the representative of the Deputy Chief Executive that there would be 13 bungalows built on the site.

Councillor Price stated that he was happy to see an application come forward for this site as he was tired of seeing large former housing sites remain undeveloped.

Councillor S. Watson agreed that it was good news that this site was finally to be redeveloped.

Councillor Copeland queried how many of the houses would be available for affordable housing and was informed that there would be 12 affordable units included in the development.

3. RESOLVED that the decision be delegated to the Deputy Chief Executive for approval for the reasons set out in the report subject to the conditions and completion of the section 106 agreement by 31st March 2014.

13/03253/EXT1 – Extension of time to previously approved application 09/04379/OUT (Outline Planning application for the erection of 66no. residential dwellings and creation for new access from Neville Road) Site of The Forge, Neville Road, Pallion, Sunderland

The representative of the Deputy Chief Executive advised that this was an application to extend the time limit for the implementation of a permission which was previously granted but for which work had not yet commenced. There had been no material policy changes since the previous approval and the proposed land use was still considered to be acceptable. Members were recommended to approve the application.

4. RESOLVED that the application be approved for the reasons set out in the report and subject to the 23 conditions set out therein.

13/03760/FUL – Erection of a two storey temporary classroom block comprising 8 classrooms and enclosed stairwell for a period of two years on land to the north of the existing Sports Hall and East of Somerleyton House St. Anthony's Girls Catholic Academy, Thornhill Terrace, Sunderland, SR2 7JN

**13/03799/FUL – Phased Redevelopment of St Anthony's Girls Catholic Academy including the demolition of Our Ladys Hall, Frances de Sales Building, Lourdes Building, Clitheroe, OConnell Building and Sports Hall/Swimming Pool Block and demolition of the east wing of Somerleyton House to provide: replacement teaching accommodation, chapel, sports hall, dance studio and changing rooms; along with the refurbishment of the remainder of Somerleyton House, Westburn House Annex and North Lodge and ancillary buildings; together with associated landscaping, games courts, car parking spaces, creation of replacement vehicular access off Thornholme Road, external lighting, CCTV, removal of ten trees. (Amended Description and Plans received 10.01.2014)
St. Anthony's Girls Catholic Academy, Thornhill Terrace, Sunderland, SR2 7JN**

Members were advised that as both applications related to the same site and were related to the same development scheme, it was recommended that members consider both applications together.

Members agreed with this course of action.

The representative of the Deputy Chief Executive advised that the applications were for the comprehensive redevelopment of the school in a number of phases to provide new teaching accommodation and the refurbishment of the retained buildings and to allow the installation of a temporary classroom block for the duration of the works. Members were informed of the access arrangements for both pupils and site traffic; the entrance onto Thornhill Terrace would be reopened for pupil access and the vehicle access on Thornholme Road would be improved to allow access to a new staff car park. There were 10 trees proposed to be removed; 4 of these were in poor condition and only one had been identified as being of moderate amenity value. There was new planting proposed to replace the existing trees.

The principle of the development was considered to be acceptable given that the site was already used as a school and the design of the development was sympathetic to the heritage of the school and wider area and would not compromise the residential amenity of the surrounding area.

The applications had been submitted alongside applications for listed building consent which were being considered by officers under delegated powers.

Members were recommended to approve both planning applications with the temporary classroom block limited to a period of 2 years.

Members were also shown a short video prepared by the applicant which visualised the proposals including the locations of the buildings to be removed and their replacements and the routes for pupil and site traffic movement around the school.

Councillor Price questioned the reference to a park and ride scheme being implemented during the works period and asked what percentage of the workforce would be using the park and ride. The representative of Kier North East (the contractor) advised that there would be parking at a local church and staff would then be transferred to the site by bus. The site was near to a metro station and the bus station; they would be doing everything they could to minimise disruption to local residents during the works.

Councillor Price then queried what dust suppression measures would be implemented. The representative of Kier North East advised that there were two possible options: the sheeting of the buildings; or damping down of the buildings using water jets, it was considered that damping down would be the most appropriate course of action. There would also be a wheelwash facility to ensure that no dirt from the site was transferred to the surrounding road network.

Councillor Thompson asked whether the number of pupils would be increased and also referred to the existing problems with parking around the school when parents were dropping off and collecting their children; he queried whether there were any plans to address this issue. The representative of the Deputy Chief Executive advised that there were no plans to increase the number of pupils at the school. The highways engineer advised that traffic was a real issue with all schools; the main way to reduce the traffic issues was to encourage parents not to take their children to school in the car. It had been suggested that a turnaround area be provided on

Thornhill Terrace however it was important to consider that there were no grounds for saying that the existing arrangements were substandard.

The Chairman then introduced Councillor Kay who addressed the Committee as the Ward Councillor. He stated that there had been parking issues in the area for several years and he did not think that the school would be granted planning permission if there was not an existing school already on the site. He felt that the consultation that had been undertaken with residents had been excellent and had improved residents' confidence in the development proposals. He was however concerned over the staff entrance from Thornholme Road; he was concerned that traffic turning into the site would cause further congestion on what was already and exceptionally busy road; should multiple vehicles arrive at the same time they would need to queue on the main road while waiting for the barriers to open. He did accept that there was a need for the barrier to ensure that parents did not use the staff car park as a drop off point. He also queried how the site traffic reversing into the site would affect the flow of traffic.

The highways engineer advised that he would expect there to be a free flow of traffic off Thornholme Road into the car park although the school would need to have a measure in place to ensure that parents did not use the car park for dropping off children. Construction traffic would need to be managed by the contractors who would need to ensure that they did not cause any highways issues. The representative of Kier North East advised that the gates would be kept open at the peak arrival time to ensure that staff were not queuing on the road. There was a delivery schedule for the construction traffic and drivers would be given a site map showing them how to access the site; there would also be the gateman who would ensure that the flow of traffic was well managed.

Councillor Price suggested that the applicant should provide the residents association with the delivery schedule in respect of planned deliveries to the site during the period of the works.

Councillor Wood commented that the proposed condition 34 should ensure that there would not be any issues from the access on Thornholme Road should the application be approved.

The officer's recommendations in respect of the applications were then put to the vote in turn

Firstly, the officer's recommendation in respect of application number 13/03760/FUL was put to the Committee and it was:-

5. RESOLVED that the application be approved for a limited period of two years for the reasons set out in the report and subject to the 7 conditions set out therein.

Secondly the officer's recommendation in respect of application number 13/03799/FUL was put to the Committee and it was:-

6. RESOLVED that the application be approved for the reasons set out in the report and subject to the 34 conditions set out therein.

**13/04257/VAR – Variation of Condition 2 (approved plans) and condition 14 (wall within four months) of previously approved application 13/02208/VAR to allow alterations to northern boundary treatment (part retrospective)
Grindon Hall Christian School, Nookside, Sunderland, SR4 8PG**

The application was for the variation of the existing planning permission through the variation of two planning conditions. Two letters of representation had been received from residents. The issues raised by the residents had been considered and were detailed in the report. The proposed amendments were acceptable in planning terms.

7. RESOLVED that the decision be delegated to the Deputy Chief Executive who was minded to approve the application for the reasons set out in the report, subject to the 14 conditions set out therein and subject to no further representations being received on grounds not already addressed.

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, 2014 to 31st January, 2014.

(For copy report – see original minutes).

8. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.