

**At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY, 26<sup>TH</sup> FEBRUARY, 2008 at 5.00 p.m.**

**Present:-**

Councillor Miller in the Chair

Councillors D. Forbes, M. Forbes, Foster, E. Gibson, G. Hall, Lawson, O'Connor, J.B. Scott, Sleightholme, Tate, Tye, Wakefield, J. Walton, Wares, Wood and Young.

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Carthy, I. Cuthbert, Higgins, T. Martin, Morrissey, J. Stephenson, Tye, J. Walker, Wakefield, Wares and Young.

**Minutes**

1. RESOLVED that the minutes of the meeting of this Committee held on 29<sup>th</sup> January, 2008 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 5<sup>th</sup> February, 2008 (copy circulated) was submitted.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

### **Report of the meeting of the Development Control (South Sunderland) Sub-Committee**

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 5<sup>th</sup> February, 2008 (copy circulated) was submitted.

(For copy report – see original minutes)

3. RESOLVED that the report be received and noted.

### **Reports of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee**

The reports of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 22<sup>nd</sup> January and 5<sup>th</sup> February, 2008 (copies circulated) were submitted.

(For copy report – see original minutes)

4. RESOLVED that the reports be received and noted.

### **The Cedars Proposed Conservation Area Character Appraisal and Management Strategy**

The Director of Development and Regeneration submitted a report (copy circulated) which sought the views of the Committee on 'The Cedars Proposed Conservation Area Character Appraisal and Management Strategy', prior to its presentation to Cabinet to:-

- (i) note the outcome of consultations on the draft 'The Cedars Proposed Conservation Area Character Appraisal and Management Strategy';
- (ii) adopt the revised Character Appraisal and Management Strategy as Formal Planning Guidance; and
- (iii) approve the designation of The Cedars Conservation Area as an area of special architectural and historic interest.

(For copy report – see original minutes).

Mark Taylor, Senior Conservation Officer, presented the report highlighting the background to the development of the proposed Conservation Area, the current position and next steps together with a summary of the consultation responses and associated modifications.

In response to an enquiry from Councillor Tate, Mr. Taylor confirmed that the wooden fencing would not have been an original feature and that wrought iron railings would have been installed originally.

With regard to an enquiry from Councillor Lawson in respect of the Ryhope Road Bus Shelter, Mr. Taylor stated that Officers regarded it as intrusive and would like it removed. Comment had been made by residents during the consultation that it was a feature of the original tram way system and this would need to be validated.

Councillor Young raised health and safety concerns over the apparent 'gravity defying' nature of the Bus Shelter roof. Keith Lowes, Head of Planning and Environment, replied that the maintenance of bus shelters was a Council function. He would address Councillor Young's concerns and advise the Committee accordingly. Councillor Wood felt that the shelter was a 'monstrosity' and would welcome its removal.

In response to an enquiry from Councillor O'Connor, Mr. Taylor advised that no buildings in the conservation area were listed, however an Article 4 direction was being considered in order to provide a level of protection.

Councillors M. Forbes and Wood welcomed the tree preservation aspects of the proposals but expressed regret that the Conservation Area had not been expanded to include Backhouse Park.

Councillors G. Hall and Wood hoped that the Council would look to maximise grant aid given the extra financial burdens that Conservation Area status would place on residents with regard to the maintenance of their homes.

5. RESOLVED that Members' comments be referred to Cabinet with particular regard to the health and safety concerns raised in respect of the Ryhope Road bus shelter.

The Chairman then closed the meeting having thanked Members and Officers for their attendance.

(Signed) G. MILLER,  
Chairman.