

Planning and Highways Committee
31 July 23

REPORT FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the committee report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

21/02627/FUL - The Cavalier, Silksworth Lane, Sunderland, SR3 1AQ

There are a series of updates since the publication of the committee report, which can be seen below.

Members undertook a site visit on 28 July 23.

The Pub Protection Officer at Sunderland and South Tyneside CAMRA has said that:

I confirm our original objection to this planning application remains in place. Plus the additional comments I presented to the committee at the meeting of 19th June.

I have no new comments to add on 31st July & due to being away on holiday will not be able to attend in person to observe.

As far as I'm aware no evidence of unviability of this venue as a public house has ever been provided.

Officers would recommend two additional conditions for the protection of trees during the construction phase and further details of the proposed retaining walls. The draft wording of these conditions can be seen below.

1. No tree identified for felling / removal (as described within Appendix 7.1 of the submitted Tree Survey) shall be felled or removed until a

detailed method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include detail how these trees will be felled / removed without causing any interference to trees on any immediately adjoining land. The trees shall thereafter be felled / removed in accordance with the approved details.

Reason: To ensure, in accordance with policy NE3 of the Core Strategy, the development hereby approved conserves trees.

2. No development shall commence until full details of the proposed retaining walls are submitted to and approved in writing by the Local Planning Authority. The details shall include a detailed plan showing the proposed levels across the site, the height of the proposed retaining walls (including elevation and / or section drawings of the proposed retaining walls) and the position of any retaining walls on adjoining land. The details shall also show how the proposed retaining walls would be provided in conjunction with the existing retaining walls on the adjoining land. The development hereby approved shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure, in accordance with policy BE1, high quality design.

Officers would be grateful if the recommendation could be amended, as below.

RECOMMENDATION

Grant planning permission subject to:

- **the successful completion of a Section 106 Agreement.**
- **the draft conditions within the committee report.**
- **the draft conditions within this report for circulation.**

23/01121/SUB 265 Chester Road Sunderland SR4 7RH

At the time of writing the main report the public consultation period on the application had not yet expired. The period for submission of representations ended on the 26.07.23.

No further representations have been received and so the recommendation remains that Members APPROVE the application, subject to the conditions set out in the main report.