

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 29TH APRIL, 2008 AT 3.30 P.M.**

**Present:-**

Councillor Foster in the Chair

Councillors Bell, D. Forbes, E. Gibson, G. Hall, Howe and Miller

**Declarations of Interest**

08/01567/OUT – Sunderland AFC (items for information).

Councillors Foster, Bell and Miller declared a personal and prejudicial interest in the item as season ticket holders of Sunderland AFC and agreed to withdraw from the meeting if any questions were raised in respect of the item.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Higgins and Lawson.

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

The Director of Development and Regeneration submitted a report together with a supplementary report and report for circulation (copies circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(For copy report – see original Minutes)

**08/00591/FUL – Erection of a new two-storey office block, land to the rear of Roker Hotel, Roker Terrace, Sunderland**

Mr. Mike Mattock, Development and Regeneration, took the Committee through the report and advised of an amendment to condition number 7 on the report for circulation so that the condition would operate as a negative/Grampian condition to require the provision of off-site car parking prior to commencement of the development.

Mr. Michael Harney, a representative on behalf of Durham Estates Ltd., spoke with regard to the above planning application and commented that the

applicant had previously operated from the Deptford area of South Shields. However those premises had been compulsorily purchased and they were currently renting temporary offices from South Tyneside Council. The Tavistock Group (part of Durham Estates) had a significant amount of business interest in Sunderland and therefore felt offices would be ideally located behind the Roker Hotel. A maximum of 7 staff would be using the offices.

Members were then given the opportunity of asking Mr. Harney any questions.

Councillor G. Hall advised that investment in St. Peter's was welcomed by local residents but only if planning applications were sensible and sympathetic to the conservation area. He therefore requested that a site visit be undertaken by the Committee prior to determination of the application.

Councillors Howe and Miller supported the proposal.

Members, having considered the report and representations made, it was:-

1. RESOLVED that:-

**(i) 08/00591/FUL – Erection of a new two storey office block.**

The application be deferred pending a site visit.

**(ii) 08/00785/FUL – Redevelopment of a disused haulage yard for use as 21 industrial starter units (Use Class B2 and B8).**

The applications be approved for the reasons set out in the report and subject to the eleven conditions as outlined in the supplementary report.

Items for Information

**(iii) 08/01368/OUT – Saint Peters Wharf, Bonnersfield**

A site visit be undertaken in respect of the above application (as requested by Councillor Bell).

**(iv) 08/01384/FUL – Land to the rear of Ravine Terrace and Roker Park Terrace, Roker, Sunderland**

A site visit be undertaken in respect of the above application (as requested by Councillor Bell).

## **Town and Country Planning Act 1990 – Appeals**

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st March, 2008 to 31st March, 2008.

(For copy report – see original Minutes)

2. RESOLVED that the report be received and noted.

(Signed) T. FOSTER,  
Chairman.