

PLANNING AND HIGHWAYS COMMITTEE

AGENDA

Meeting to be held in the Civic Centre (Committee Room No. 2) on Tuesday, 25th July, 2006 at 5.00 p.m.

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1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Minutes of the last Ordinary meeting of the Committee held on 23 rd June, 2006 (copy herewith).	1
4.	Report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 4 th July, 2006 (copy herewith).	7
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If you require this, please telephone 0191 553 1008

7. **Development Control Performance 2005/06**

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Report of the Director of Development and
Regeneration (copy herewith).

R.C. RAYNER,
City Solicitor.

Civic Centre,
SUNDERLAND.

17th July, 2006.

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on FRIDAY, 23RD JUNE, 2006 at 2.30 P.M.

Present:-

Councillor Porthouse in the Chair

Councillors Bates, Bell, Dixon, D. Forbes, E. Gibson, Higgins, Lawson, Paul Maddison, Mann, J.B. Scott, Sleightholme, J. Stephenson, Tate, Wares and S. Watson.

Declarations of Interest

Item 8 Reference from Cabinet – 21st June, 2006 Hetton Downs Area Action Plan: Report on Options and Issues for Consultation

The following Councillors declared personal interests in the item as Council appointed Members of the Boards of the Sunderland Housing Group as indicated:-

Councillor Wares	-	South Sunderland Housing Company Limited
Councillor Bates	-	Central Sunderland Housing Company Limited
Councillor Mann	-	North Sunderland Housing Company Limited
Councillor D. Forbes	-	Sunderland Housing Company Limited and Central Sunderland Housing Company Limited
Councillor Higgins	-	Sunderland Housing Company Limited and North Sunderland Housing Company Limited

Councillor E. Gibson declared a personal interest as her husband was a Council appointed Member of the South Sunderland Housing Company Limited.

Councillor J. Stephenson declared a personal interest as her husband was a Council appointed Member of the Washington Housing Company Limited.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Arnott, G. Hall, R. Heron, Howe, J. Scott, J. Walker and Young.

Minutes

1. RESOLVED that the minutes of the last ordinary meeting of this Committee held on 27th April, 2006 and of the extraordinary meeting held on 15th May, 2006 be confirmed and signed as correct records.

Reports of the Meetings of the Development Control (North Sunderland) Sub-Committee

The reports of the meetings of the Development Control (North Sunderland) Sub-Committee held on 11th May and 9th June, 2006 (copies circulated) were submitted.

(For copy reports - see original minutes).

2. RESOLVED that the reports be received and noted.

Reports of the Meetings of the Development Control (South Sunderland) Sub-Committee

The reports of the meetings of the Development Control (South Sunderland) Sub-Committee held on 11th May and 9th June, 2006 (copies circulated) were submitted.

(For copy reports - see original minutes).

3. RESOLVED that the reports 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 11th May and 9th June, 2006 (copies circulated) were submitted.

(For copy reports - see original minutes).

4. RESOLVED that the reports be received and noted.

Change in the Order of Business

It was agreed that item 11 on the agenda, 'A690 Durham Road No Car Lane' be considered at this juncture.

A690 Durham Road No Car Lane

The Director of Development and Regeneration submitted a report (copy circulated) which sought approval to make permanent an experimental 'No Car' Lane Traffic Regulation Order on the A690 Durham Road Super Route.

(For copy report – see original minutes).

Members having given consideration to objections received in respect of the proposal and the Council's responses thereto, it was:-

5. RESOLVED that the view of the Director of Development and Regeneration as set out below be supported:-

- that the objections raised concerning the making of the Traffic Regulation Order permanent be overruled, and the objectors be informed accordingly;
- the City Solicitor be authorised to make the 'No Car' Lane Traffic Regulation Order on the A690 Durham Road permanent; and
- with the assistance of the Police, the effectiveness of the Permanent Order be monitored, and used as a pilot for the introduction of further such priority lanes elsewhere in the City.

Building Control Performance 2005/2006

The Director of Development and Regeneration submitted a report (copy circulated) which informed the Committee of the performance of the Building Control Service during 2005/2006.

(For copy report – see original minutes).

To complement the report, Ken Scott, Development Manager provided Members with a comprehensive power point presentation detailing:-

- the functions and services provided by the Section;
- how Building Control operates in England and Wales;
- the Section's response times in dealing with applications and inspections;
- human resources issues, including problems created by a national skills shortage and the investment provided in respect of training and staff development;
- the accountability of the Service via quality managed systems, performance indicators and the award of 3 Charter Marks by the Cabinet Office for excellence in Service delivery and work with the Sunderland Access Group; and
- the operation of the Partner Authority Scheme.

(For copy presentation – see original minutes).

Councillor Paul Maddison congratulated Mr. Scott on the service's response to the fire at Belford House. Mr Scott replied that he would pass the Councillor's comments to the staff concerned.

Mr. Scott having addressed questions and comments from Members, the Committee congratulated him and the Building Control Service on the report.

6. RESOLVED that the report and the appended Review of Building Control Performance document be received and noted.

Reference from Cabinet, 21st June, 2006 – Hetton Downs Area Action Plan: Report on Options and Issues for Consultation

The City Solicitor submitted a report (copy circulated) appending a report of the Director of Development and Regeneration which presented the consultant's report on Options and Issues for development in the Hetton Downs area and which sought to approve the report as the basis of public consultation to identify a preferred option to be taken forward in preparation of an Area Action Plan.

The report had been approved by Cabinet at its meeting held on 21st June, 2006 and referred to this Committee for advice and consideration. Members' comments would be reported directly to Council at its meeting on 28th June, 2006.

(For copy report – see original minutes).

Consideration having been given to the report, it was:-

7. RESOLVED that it be recommended to Council that the recommendations contained in the report of the Director of Development and Regeneration that the report on Options and Issues be approved as the basis of public consultation to identify a preferred option to be taken forward in the preparation of an Area Action Plan, be supported.

Farringdon Row Development Framework

The Director of Development and Regeneration submitted a report (copy circulated) which sought comments from the Committee on:-

- (a) responses received following consultation on the Draft Farringdon Row Development Framework; and
- (b) the revised Farringdon Row Development Framework.

Members were advised that the Committee's comments would be reported to Cabinet for consideration on 12th July, 2006, when approval would be sought for a

recommendation that the Farringdon Row Development Framework be adopted as Interim Planning Policy.

(For copy report – see original minutes).

Members having given consideration to the report, it was:-

8. RESOLVED that it be recommended to Cabinet that the adoption of the Farringdon Row Development Framework as Interim Planning Policy be supported.

Residential Design Guide

The Director of Development and Regeneration submitted a report (copy circulated) which sought comments from the Committee on the Revised Residential Design Guide.

(For copy report – see original minutes).

Peter Lawson, Principal Planner presented the report and advised that Members' comments would be reported to the Cabinet meeting in July when approval would be sought for the adoption of the Residential Design Guide as Interim Planning Policy and as a basis for public consultation.

Mr. Lawson informed Members that the Guide had been amended and expanded in light of recent publications and research to reflect current best practice guidance and the key principles of good urban design.

Councillor Tate advised that the Environmental and Planning Review Committee as part of its study into Child Pedestrian Accidents had visited the Home Zones Scheme at Gateshead Staithes and had noted the importance of residential design in this regard.

In response to an enquiry from the Chairman, it was confirmed that local authorities could potentially refuse planning applications on the grounds of design. The adoption of the Residential Design Guide as interim planning policy will mean that it can be a material consideration in relation to applications to which it is relevant.

The Chairman requested that once approved, a copy of the Guide be circulated to all Members of the Planning and Highways Committee and Development Control Sub-Committees.

The Chairman having welcomed the Guide as an excellent step forward, it was:-

9. RESOLVED that it be reported to Cabinet that the Committee supports the adoption of the Residential Design Guide as Interim Planning Policy and as a basis for public consultation.

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

(Signed) S. PORTHOUSE,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4TH JULY, 2006 at
3.30 P.M.**

Present:-

Councillor Bell in the Chair

Councillors D. Forbes, E. Gibson, Howe, Mann and J. Walker.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were received from Councillors Hall, 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 relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy reports – see original minutes).

The granddaughter of the resident of 186 Newcastle Road presented her objections to Planning Application No. 06/01834/SUB in respect of the erection of a two-storey side extension which related to the following:-

- Encroachment of the existing garage at 188 Newcastle Road onto their land by approximately 11cm; the proposed application would further exacerbate this intrusion.
- Future privacy issues on the south side of the dwelling, if windows were to be introduced.

Members were then given the opportunity of asking the objector questions.

The Director of Development and Regeneration's representative informed the Committee that the location of the existing garage and questions of land ownership were private issues between the application and the resident of 186 Newcastle Road and were not relevant planning considerations for the purpose of this application.

Upon 5 Members voting to approve Planning Application 06/01834/SUB and 1 Member voting to refuse the application, it was:-

1. RESOLVED that the recommendations detailed in the report be approved.

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 May, 2006 to 31st May, 2006.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

(Signed) R. BELL,
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4TH JULY, 2006 at
4.15 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors C.R. Anderson, Arnott, Bates, Bell, D. Forbes, Paul Maddison, J.B. Scott, Tye, J. Walker, Wares and S. Watson.

Declarations of Interest

06/02070/LAL - Site of Barnes Junior School, Mount Road, Sunderland

Councillor Arnott declared a personal and prejudicial interest in the application as having been recently offered office space on the premises for holding a ward surgery.

06/02115/FUL - Site of Parkhurst Road, Swifton Drive, Nightingale Close

The Chairman declared a personal and prejudicial interest in the application as her husband was a Council Appointed Member of the Board of Management of South Sunderland Housing Company Limited.

Councillors Bates, Forbes, Walker and Wares declared personal and prejudicial interests in the same application. Councillors Bates and Forbes as Council Appointed Members of the Boards of Management of Central Sunderland Housing Company Limited and Councillor Walker and Wares as Appointed Members of the Boards of Management of Washington Housing Company Limited and South Sunderland Housing Company Limited respectively. The Councillors withdrew from the meeting prior to the Sub-Committee giving consideration to the application.

Councillor Anderson took the Chair for this application as the Chairman withdrew during consideration of the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Dixon, Lawson, Morrissey and Porthouse.

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

The Director of Development and Regeneration submitted a report relating to the South Sunderland Area and the City Centre, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes).

Full consideration having been given to the applications, it was:-

1. RESOLVED that the recommendations in the report be approved with regard to the respective applications subject to the conditions set out where applicable.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning appeals received for South Sunderland for the period 1st May, 2006 – 31st May, 2006.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.

**At a meeting of the Development Control (Hetton, Houghton and Washington)
Sub-Committee held in the Civic Centre on Tuesday, 4th July, 2006 at 5.00 p.m.**

Present:-

Councillor J. Walker in the Chair

Councillors Bell, E. Gibson, R. Heron, Peter Maddison, J. Scott, J. Stephenson, Tate and J. Walton.

Apologies for Absence

Apologies for absence were received from Councillors Lawson, Morrissey, Porthouse, Sleightholme and Young.

Declarations of Interest

05/04680/LEG – Thames and Avon Crescent, Chilton Moor
06/00206/FUL – Land Adjacent Hawthorn Street, Houghton-le-Spring

Councillor E. Gibson declared a personal and prejudicial interest in the application, as her husband was a Council appointed Board Member of South Sunderland Housing Company Limited and withdrew from the meeting before the Sub-Committee gave consideration to the application.

Councillor J. Walker declared a personal and prejudicial interest in the application as a Council appointed Board Member of Washington Housing Company Limited and withdrew from the meeting before the Sub-Committee gave consideration to the application. Councillor Bell was appointed Chairman for consideration of the applications.

Councillor J. Stephenson declared a personal and prejudicial interest in the application, as her husband was a Council appointed Board Member of Washington Housing Company Limited and withdrew from the meeting before the Sub-Committee gave consideration to the application.

Councillor R. Heron declared a personal and prejudicial interest in the application, as a Council appointed Board Member of Hetton and Houghton Housing Company Limited and withdrew from the meeting before the Sub-Committee gave consideration to the application.

06/02314/SUB – Land adjoining The Galleries, Washington Town Centre

Councillor Tate declared a personal and prejudicial interest in the above application as he holds a pension with Prudential Assurance and withdrew from the meeting during consideration of the item.

Items for Information

03/02419/OUT – Land North of Murton Lane, Houghton-le-Spring

05/04669/LAP – Sunderland Central Route, Chester Road/Durham Road, Houghton-le-Spring

06/02209/FUL – Land at Murton Lane, Easington Lane

06/02251/LAP – Hetton Lyons Park, Down Pit Lane

Councillors R. Heron and Tate declared personal interests in the above applications as Members of Hetton Town Council.

Town and Country Planning Act 1990 – Appeals

05/04096/FUL – Land Adjacent to 1 Cowley Crescent, East Rainton

05/03495/SUB – Land at Durham Road, East Rainton

04/01463/FUL – Colliery Lane, Hetton-le-Hole

05/01116/FUL – Gargles House, South Hetton

05/03097/ADV – The Three Tuns, Houghton Road, Hetton-le-Hole

Councillors R. Heron and Tate declared a personal interest in the above applications as a Member of Hetton Town Council.

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 circulated at the meeting, relating to the Hetton, Houghton and Washington areas, a copy of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy report – see original minutes).

Full consideration having been given to the applications, it was:-

1. RESOLVED that:-

- (i) Planning Application 06/02020/FUL in respect of the erection of warehouse/storage extension to west of existing factory with 37 additional car parking spaces at Heyrod Construction Ltd., Stephenson, Washington be deferred pending further consideration; and
- (ii) the remaining recommendations detailed in the report or as indicated or amended in the addendum thereto be approved.

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 May, 2006 to 31st May, 2006.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

(Signed) J. WALKER,
Chairman.

R. BELL,
Chairman.

Item No.7

PLANNING AND HIGHWAYS COMMITTEE

25th July 2006

DEVELOPMENT CONTROL PERFORMANCE 2005/2006

REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to advise Committee of the performance of Development Control in the year 2005/2006.
- 1.2 To update the Committee on the Council's current status as a Planning Standards Authority (PSA) in relation to its performance in determining planning applications in previous years.

2.0 BACKGROUND

- 2.1 To assist Members in monitoring and appraising the Development Control Service a review of workload and performance has been prepared and is appended to this report.

3.0 SUMMARY

- 3.1 The total number of planning applications received in 2005/2006 was 2595 and the total number determined was 2459. These represent slight increases from the levels in 2004/2005 and a move back towards the peak year figures of 2003/2004.
- 3.2 The total figures for 2005/2006 breakdown into:-
 - 58 major applications, i.e. housing applications of more than 10 units and other applications involving more than 1000sq m of development, of which 43.1% were determined within 13 weeks;
 - 364 minor applications (applications which fall below these thresholds), of which 81% were determined within 8 weeks and;
 - 2037 other applications, which include householder applications, minerals, changes of use, advertisement consents, listed building and conservation area consents, of which 87% were determined within 8 weeks.
- 3.3 The Council's planning function is also performance assessed in relation to its implementation of e-government. This is detailed in Appendix 4. In this respect the City of Sunderland scored all 21 points available in 2005 to 2006.
- 3.4 The Governments performance indicators also measure the number of successful appeals against the Council's of planning decisions. These are considered in Appendix 5a in terms of the Council's own performance and in Appendix 5b in comparison with other Councils in

Tyne and Wear. Only 33.9% of appeals against the Council's decisions were allowed.

- 3.5 The second quality of service indicator relates to the number of applications which were granted permission which constituted "departures" from the statutory development plan, i.e. the City of Sunderland Unitary Development Plan.
- 3.6 In Sunderland's case over the year 10 departure applications were granted planning permission out of a total of 14 submitted (see Appendix 6). This figure reflects, as it should do, that the UDP is quite old having been adopted in 1998 and that the Council is working to replace it with The Local Development Framework.
- 3.7 Enforcement Action is at the discretion of the Council. It covers a wide area of work, including the regularisation of unauthorised development and unauthorised advertisements, unauthorised works to listed buildings and demolition works in Conservation Areas and works to address neglected land and buildings and unauthorised works to or removal of protected trees. The details of workload are at Appendix 7.
- 3.8 Tree Protection work, shown in Appendix 8, forms a small but important and specialised part of Enforcement (0.9% of cases). However, tree protection work is also proactive and 7.3% of the tree casework relates to procedures to make tree preservation orders. The remainder of the work covers applications for works to protected trees, both through TPOs and powers in Conservation Areas. It also covers negotiations between applicants and the Tree Officer on the need to consider and protect trees both at the pre application stage and within the process of determining planning applications.
- 3.9 Section 106 Agreements are agreements between applicants and the Council to address issues raised by planning applications which cannot be covered satisfactorily by planning conditions. They usually relate to the demands which proposals contained in major applications for housing, employment and retailing will place on existing infrastructure. The most typical aspects are the impact on highway capacity of journeys generated by the development, the number of new children to be accommodated in schools in the area and the need for additional openspace/playspace generated by new housing development. The solutions to these issues usually involves payments of contributions to improve the infrastructure and such considerations cannot, by law, be covered by planning conditions, they must be a matter of agreement.
- 3.10 The details of the current register of Section 106 agreements is shown at Appendix 9.
- 3.11 The Council as Local Planning Authority is a standards authority for year 2005/2006 for its performance on minor and other applications in

2003 to 2004. For similar reasons it is also a standards authority for major applications in 2006/2007, for its performance in 2004 to 2005.

3.12 Although the Council's performance has improved such that targets for the determination of minor and other applications have been well exceeded, the target for major applications has not been reached for the full year, only being passed in the final quarter of the year.

3.13 Consequently, Addison's (consultants who report to the Office of the Deputy Prime Minister on these matters) have indicated in their draft report on standards authorities for 2005/2006 that, despite the improvements, they are not yet convinced that the Council can sustain and build upon these improvements. The Council will, therefore, for the present remain a standards authority and will continue to be monitored by the ODPM.

4.0 CONCLUSION

4.1 Development Control continues to improve its levels of service in relation to Government targets. It is now performing at above the target of 63% of decisions on minor and 75% on other applications within 8 weeks. In addition in the last quarter of 2005/2006 it achieved the target of 60% of decisions on major applications within 13 weeks.

4.2 Steps have been taken actively to monitor major applications and to speed up the process of drawing up section 106 agreements, which in the past has often been the reason for failure to determine a major application in 13 weeks. These measures will enable the Council's performance on major applications to improve further, such that in 12 months time it should be possible to report that Sunderland is no longer a standards authority. Members also have an active role in helping performance including sub-committee delegation of decisions to the Director and holding special meetings to deal with reports.

5.0 RECOMMENDATION

5.1 The Committee is recommended to note the contents of this report and of the Review of Development Control Performance document appended.

Review of Development Control Performance 2005/2006

Philip Barrett
Director of Development & Regeneration Services

Keith Lowes
Head of Planning & Environment

Ken Scott
Interim Development Manager

Tel 0191 553 1552
E-Mail dc@sunderland.gov.uk

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Appendix 10	Staffing Levels

The figures in the following appendices illustrate graphically elements of Development Control activity and their trends over appropriate periods. They include application workload, speed of determination appeal and refusal data, fee income and costs.

Appendix 1– Applications Received and Determined.

Appendix 2 – Fee Income; Information from forms PS 1 &2.

Appendix 3 – BVPI 109

This indicator has been retained and subdivided to assess performance for three categories of applications. The indicator is a significant input to the assessment of the Planning Delivery Grant.

109a – Major applications within 13 weeks

109b – Minor applications within 8 weeks

109c – All other applications within 8 weeks

Appendix 4– E-Planning Pendleton Criteria.

All authorities are being surveyed on an annual basis against Pendleton criteria for e-planning capabilities, which have also been customised to take account of the information city council's are likely to present.

Appendix 5a – BVPI 204 – Appeals

The number of planning appeal decisions allowed against the authority's decision to refuse on planning applications as a percentage of the total number of planning appeals against refusals of planning applications.

Appendix 5b – BVPI 204 – Appeals

A comparison of the performance of Sunderland against the other Tyne & Wear authorities.

Appendix 6 – Departures from the Development Plan

Appendix 7 – Enforcement Activity

Appendix 8 - Trees

Appendix 9 - Section 106 Register

Appendix 10 – Staffing Levels

2. Introduction

- 2.1 The purpose of this document is to inform Committee of the performance of Development Control in across the range of services provided by the section.
- 2.2 To update the Committee on the Council's current status as a Planning Standards Authority (PSA) in relation to its performance in determining planning applications in previous years.
- 2.3 The information provided relates to the financial year 2005/2006.
- 2.4 The main function of the Development Control Section is to control development such that it conforms with
- the Statutory Development Plan, in this case the City of Sunderland Unitary Development Plan adopted in 1998 and the subsequent alterations to that plan, together with the interim Regional Spatial Strategy. In due course these will be replaced by the Local Development Framework and Regional Spatial Strategy;
 - The Government's planning guidance issued in Planning Policy Guidance notes which are being replaced by Planning Policy Statements.
- 2.5 In practice this covers a wide range of work as detailed in section 4 of this document. Furthermore, there is an increased emphasis on customer service, which results in an increased proportion of time being spent on providing the public with planning advice and holding pre-application meetings with developers to identify the main planning issues the development proposals will involve and ensuring that key information is provided with the application, rather than requested after submission of the application.
- 2.6 In addition the Section also provides comment from a town planning perspective on applications to licence premises.
- 2.7 The ten appendices to this report cover the main performance indicators by which the Council's performance is assessed, together with fee income, staffing levels and section 106 agreements. Section 106 agreements are planning agreements entered into between the Council and the developer, where proposed development cannot be controlled through planning conditions alone. They are time consuming to negotiate and prepare and can be a major contributor to lower performance in relation to major applications.
- 2.8 Staffing levels have increased as a response to underperformance in previous years and the significantly improved performance this year is very much due to increased staff numbers and more targeted working practices.

3.0 Summary

- 3.1 Appendix 1 provides details the total numbers of applications received annually over the period 1999/2000 to 2005/06. During this period the number of application has risen sharply from 1634 in 1999/2000. The numbers peaked in 2003/04 at 2838, but following a slight fall in 2004/05 they rose again to 2595 in 2005/2006.
- 3.2 Details of planning application fee income are provided on a quarterly basis in Appendix 2. The total fee income for the year was £847,880.
- 3.3 For the purposes of Best Value Performance Indicators planning applications are divided into three groups, major applications, minor applications and others.
- 3.4 Major applications include housing applications of more than ten units and retail, industrial/employment and other uses of over 1000sq m. The performance on major applications is measured by the percentage determined within 13 weeks of validation and the Governments target is 60%. Minor applications cover developments with floorspaces which lie below these threshold levels, where performance is measured by the percentage determined within 8 weeks and the Government target for Sunderland is 63%.
- 3.5 The "other" category relates to householder applications, applications for change of use, applications for listed building consent, conservation area consent and consents under the Advertisement Regulations. Performance in this area is also measured by the percentage determined within 8 weeks and the Government's target for Sunderland is 75%.
- 3.6 The performance details are contained in Appendix 1. In broad terms the Council as Local Planning Authority consistently achieved the Government's targets for minor and other applications but only managed to achieve the target for major applications (60% in 13 weeks) in the last quarter of the year. However the figures did rise quarterly from 28.57% in April to June 2005 to 61.54% in January to March 2006.
- 3.7 The Council's planning function is also performance assessed in relation to its implementation of e-government; the level of its services which can be delivered online. This is detailed in Appendix 4. In this respect the City of Sunderland only scored 11 points out of a possible 19 points in 2004 to 2005, whereas in 2005 to 2006 the Council's score rose to reach all 21 possible points. The appendix provides details of these 21 services.
- 3.8 Some of the Government's performance indicators attempt to measure quality of service. In particular the number of successful appeals against the Council's refusals of planning permission or failure to determine applications within 8 weeks is measured. These are considered in Appendix 5a in terms of the Council's own performance and in Appendix 5b in comparison with other Councils in Tyne and Wear. Only 27.42% of appeals against the Council's decisions were allowed. This is better than the national average of 33%.

- 3.9 The second quality of service indicator relates to the number of applications which were granted permission which constituted "departures" from the statutory development plan, i.e. the City of Sunderland Unitary Development Plan.
- 3.10 In Sunderland's case over the year 10 departure applications were granted planning permission out of a total of 14 submitted, see Appendix 6. This figure may appear high but reflects, as could be expected, that the UDP is quite old having been adopted in 1998 and that the Council is working to replace it with the Local Development Framework, which will reflect the most recent Government Policy Planning Statements. In addition since 1998 an increasing number of applications associated with housing or mixed-use regeneration proposals have affected sites previously allocated to employment land but which have since been affected by factory closures or other changes. During 2005/2006 these included permissions for office development at West Quay on a site previously allocated for port uses and major residential development at the abattoir site on Shields Road.
- 3.11 Current development control decisions are reflecting all these changes while the Council's emerging Local Development Framework will increasingly update the policy basis on which applications will be determined. Consequently the number of "departure" decisions should decline as the LDF progresses towards adoption.
- 3.12 Enforcement Action is at the discretion of the Council, but is a key area of work in implementing the planning policies of the Council. It covers a wide area of work, including the regularisation of unauthorised development and unauthorised advertisements, unauthorised works to listed buildings and demolition works in Conservation Areas and works to address neglected land and buildings and unauthorised works to or removal of protected trees. It is generated both by complaints by members of the public and planning officers awareness.
- 3.13 The details of workload, expressed as cases in each area of enforcement work expressed as a percent of total casework, are at Appendix 7. Only a small proportion of the overall case work becomes formal enforcement action, as in most cases the contraventions are regularised.
- 3.14 The main areas of activities cover work to regularise unauthorised development both in terms of operational development, i.e. the carrying out of building or engineering works and mining or other operations (31% of the total workload) and changes of use of land and buildings (11.7%). Other major work areas are action to correct breaches of planning conditions (38.3%), work on neglected buildings (8.75%) and action against unauthorised adverts (5.9%).
- 3.15 Most importantly successful enforcement action sends out the message that the Council will not accept without challenge, where planning control is applicable unauthorised development, or demolitions, the removal of protected trees or permit land and buildings to be neglected. These matters

contribute to achieving an attractive living environment in the City, facilitating both social and economic regeneration.

- 3.16 Tree Protection work, shown in Appendix 8, forms a small but important and specialised part of Enforcement (0.9% of cases). However, tree protection work is also proactive and 7.3% of the tree casework relates to procedures to make tree preservation orders while 62.2% of the work concerns determining applications (TPA) to undertake works to trees protected by TPOs, and 7.3% relates to applications for works to trees in conservation areas (TPC). The remainder of the work (110 cases in the year) covers negotiations between applicants and the Tree Officer on the need to consider and protect trees both at the pre-application stage and within the process of determining planning applications. This would include, for example, requiring tree surveys to be undertaken and checking the accuracy of the submitted information.
- 3.17 Section 106 Agreements are agreements between applicants and the Council to address issues raised by planning applications which cannot be covered satisfactorily by planning conditions. They usually relate to the demands which proposals contained in major applications for housing, employment and retailing will place on existing infrastructure. The most typical aspects are the impact on highway capacity of journeys generated by the development, the number of new children to be accommodated in schools in the area and the need for additional openspace/playspace generated by new housing development. The solutions to these issues usually involves payments of contributions to improve the infrastructure and such considerations cannot, by law, be covered by planning conditions, they must be a matter of agreement.
- 3.18 The details of the current register of Section 106 agreements is shown at Appendix 9. Between 1999 and mid June 2006 72 Section 106 Agreements have been completed, covering contributions of over £2,405,000. 57 of these agreements relate to residential development where contributions towards play facilities either on site or at nearby parks have been sought. In addition some residential developments have been required to contribute toward the Ryhope to Doxford Park Link Road (£780,000). Other Section 106 Agreements cover a range of matters not capable of being controlled through planning conditions.
- 3.19 The register at Appendix 9 has reference numbers up to 130. However, a number of agreements did not progress to completion, while others have now lapsed. Both of these have been excluded from the register.
- 3.20 Section 106s involve negotiation and agreement and considerable legal work. They therefore involve a procedural delay in determining applications in that there has to be a decision to approve the application subject to the agreement, usually at a DC sub-committee, followed by finalising the agreement and subsequent issue of the planning permission. It is this which often causes a major application to not be determined in 13 weeks.

- 3.21 Working practices to help these problems have been identified. They include pre-application meetings with all parties involved and active monitoring of applications at critical stages to maximise the time to complete planning agreements and the use of standard wording for agreements and levels of contributions for playspace being known in advance by both applicants and DC case officers.
- 3.22 Details of current staffing levels are shown in Appendix 10. From 1999 to June 2006 there have been 69 Section 106 Agreements completed or still under negotiation. Missing numbers in the appendix relates to applications where the agreement was never signed. 55 of the agreements relate to residential development where the requirement was to provide play equipment or facilities either on site or in a nearby park or school. A few residential agreements also include highway improvements, notably in relation to the Ryhope to Doxford Park link road, where one agreement covered £780,000 towards the new road works.
- 3.23 Other section 106 agreements relate to the Stadium of Light, the control of hours of opening and serving refreshments in relation to café/restaurants and the limitation of the number of car owners occupying flats or bed sits with limited parking facilities.
- 3.24 In total section 106 Agreements have yielded over £2,330,000, mostly to fund play provision, but also included the highway works referred to above.
- 3.25 The Council as Local Planning Authority is a standards authority for year 2005/2006 for its performance on minor and other applications in 2003 to 2004. For similar reasons it is also a standards authority for major applications in 2006/2007.
- 3.26 Although the Council's performance has improved such that targets for the determination of minor and other applications have been well exceeded, the target for major applications has not been reached for the full year, only being reached in the final quarter of the year.
- 3.27 Consequently, Addisons (consultants who report to the Office of the Deputy Prime Minister on these matters) have indicated in their draft report on standards authorities for 2005/2006 that, despite the improvements, they are not yet convinced that the Council can sustain and build upon these improvements.
- 3.28 In particular the Addisons report identifies problems of staff turnover and recruitment. It also regards the committee system and decision making process as inefficient. They suggest a number of improvements, such as procedure notes, pre-application meetings and process mapping.
- 3.29 In relation to the suggestions a number of procedural changes had taken place even before the suggestions were made. In particular process mapping has been in place now for four months and a pre application team is now assembled to provide advice regarding major applications. In addition the committee organisation has changed with all three

Development Control sub-committees taking place on the first Tuesday of the month. Deferrals of decisions by the sub-committees was identified by Addisons as a frequent factor in major applications not being determined in the 13 week period. However, now, by alerting members of applications due to come to the next sub-committee, it is possible to arrange site visits in advance of presenting a particular application at sub-committee, so one source of delay has been eliminated.

- 3.30 The lack of lack of written procedures for handling section 106 agreements was also identified as a reason for poor performance on major applications
- 3.31 Notwithstanding the improvements acknowledged by Addisons the Council will, therefore, for the present remain a standards authority and will continue to be monitored by the ODPM.
- 3.32 However, steps have been taken to actively to monitor major applications and to speed up the process of drawing up section 106 agreements, which in the past has often been the reason for failure to determine a major application in 13 weeks. These measures will enable the Council's performance on major applications to improve further, such that in 12 months time it should be possible to report that Sunderland is no longer a standards authority.

4. Functions and Services

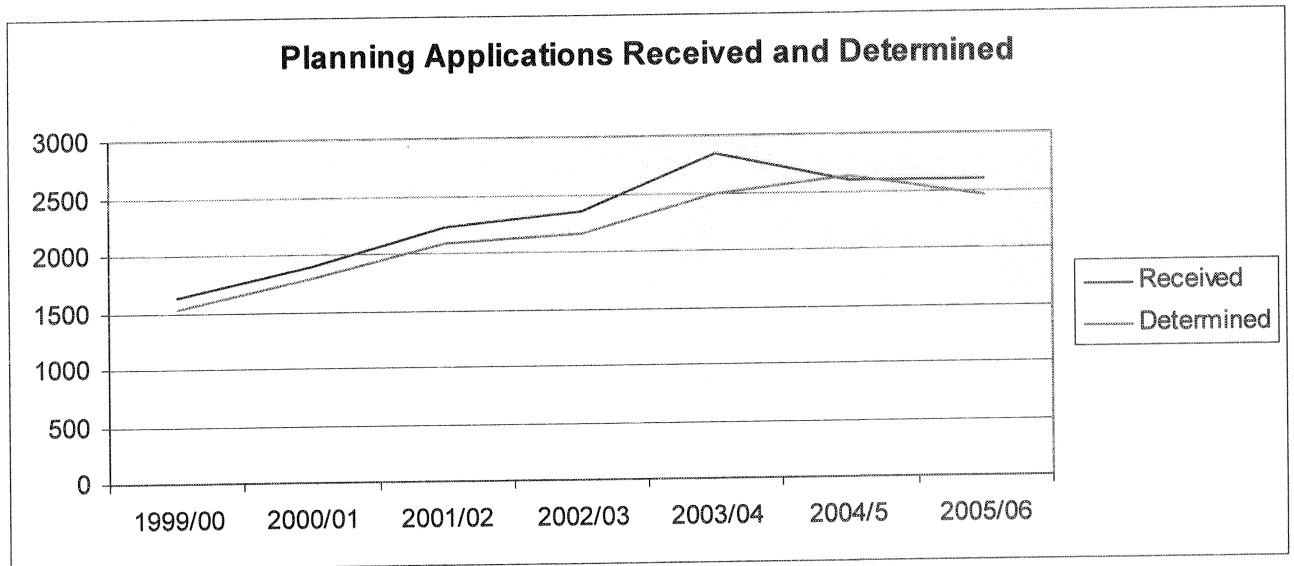
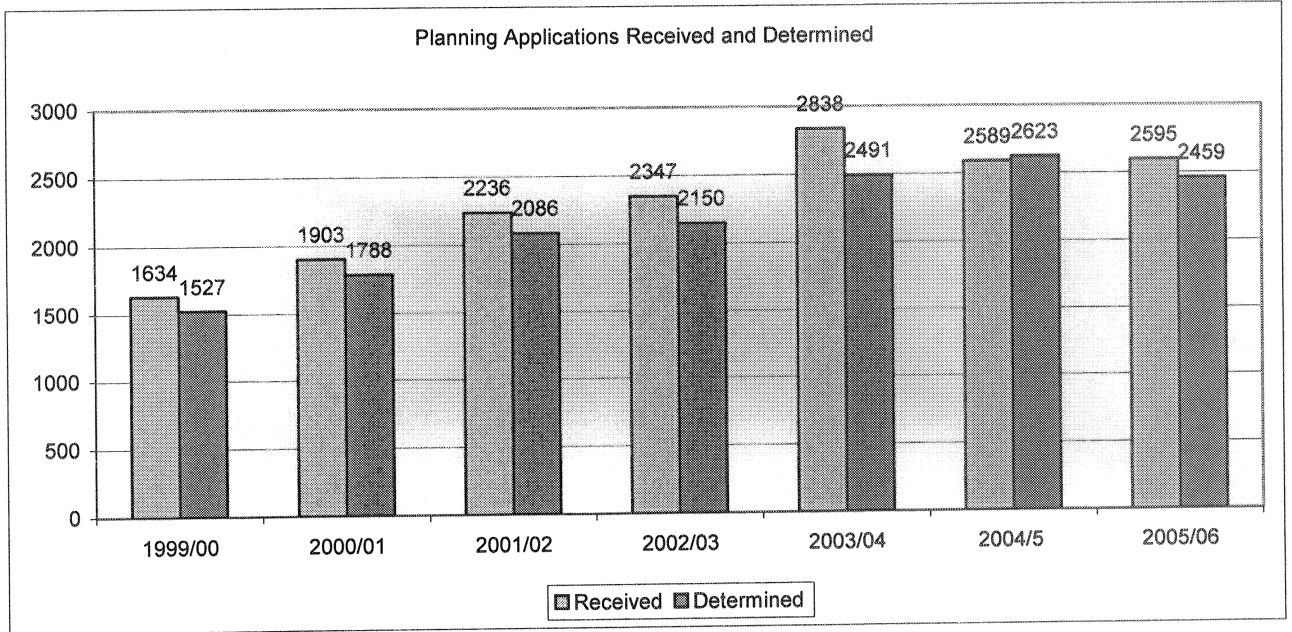
- 4.1 To carry out the administrative and technical processes involved in regulating the statutory requirement to apply to the Local Planning Authority for planning permission to undertake development. This relates to receiving and determining planning applications and also undertaking enforcement action in relation to development which is unauthorised.
- 4.2 To carry out similar administrative and technical processes in relation the statutory requirements to obtain Listed Building Consent or Conservation Area Consent in relation to certain works to listed buildings and unlisted buildings in conservation areas.
- 4.3 To carry out similar administrative and technical processes in relation the statutory requirement to obtain consent for works to or the removal of trees protected by tree preservation orders. The section also administers the Council's powers to make Tree Preservation Orders.
- 4.4 To carry out the Council's powers to require proper maintenance of land and similar powers to require maintenance of listed buildings.
- 4.5 To carry out similar administrative and technical processes in relation the statutory requirements to obtain express consent to display advertisements contained in the Advertisement Regulations.
- 4.6 To provide advice to members of the public and Councillors on the above matters.

5.0 Statutory Duties

- 5.1 The section exercises a wide range of statutory duties on behalf of the Council, mostly covering the control of development, works to listed buildings and in conservation areas and measures to protect trees.
- 5.2 Key legislation includes;
- The Town and Country Planning Act 1990
 - The Planning (Listed Buildings and Conservation Areas) Act 1990
 - The Town Planning and Compulsory Purchase Act 2004

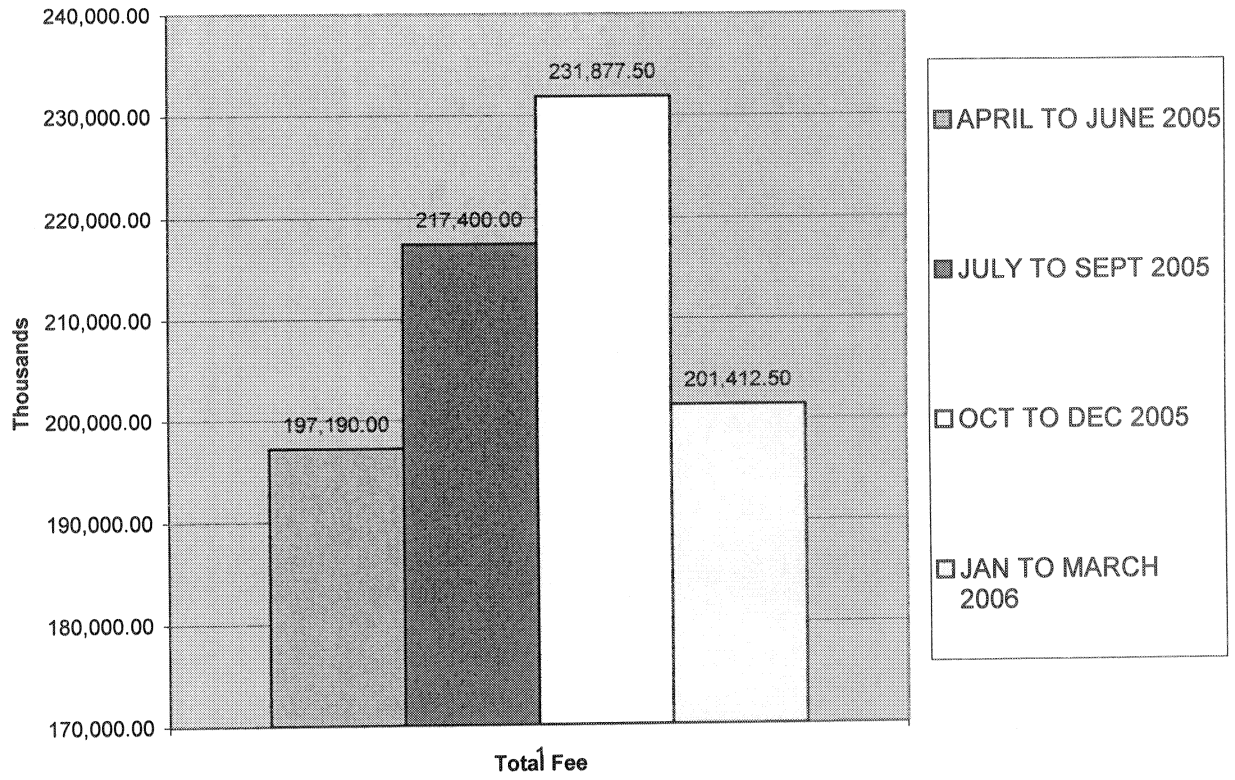
Appendix 1

Applications Received and Determined



Appendix 2

Fee Income



Appendix 3
BVPI 109

Major Planning Applications 2005/2006
BVPI 109a

Quarter	Total	<13 weeks	As %
April –June 2005	21	6	28.57%
July – Sept 2005	13	5	38.46%
Oct – Dec 2005	11	6	54.55%
Jan- March 2006	13	8	61.55%
TOTAL	58	25	43.10%

Minor Planning Applications 2005/2006
BVPI 109b

Quarter	Total	<8 weeks	As %
April –June 2005	98	78	83.87%
July – Sept 2005	89	63	70.79%
Oct – Dec 2005	101	85	84.16%
Jan- March 2006	31	69	85.19%
TOTAL	364	295	81.04%

Other Planning Applications 2005/2006
BVPI 109c

Quarter	Total	<8 weeks	As %
April –June 2005	540	479	88.70%
July – Sept 2005	611	489	80.03%
Oct – Dec 2005	468	427	91.24%
Jan- March 2006	418	378	90.43%
TOTAL	2037	1773	87.04%

Appendix 4

E- Planning Pendleton Criteria

The Scores

In 2004/05 Sunderland only scored **11 points**

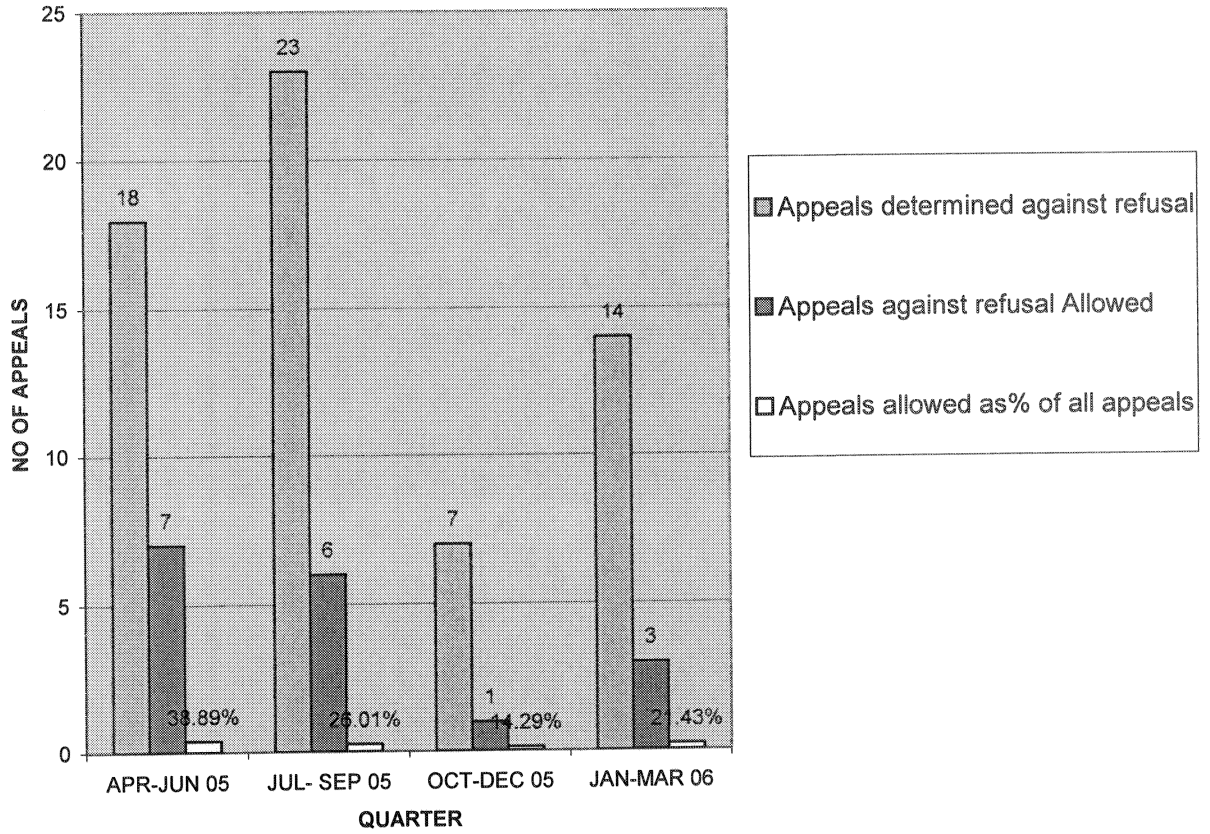
In 2005/06 Sunderland scored **ALL 21 points**. The points cover the following electronic services relating to the Planning Service:-

1. Ease of access to planning pages.
2. Online application register.
3. Attachments to be viewed online.
4. Details of appeals on-line.
5. Comment on applications electronically.
6. Monitor application progress.
7. Online decision register.
8. View decisions notices online.
9. List planning conditions online.
10. Officer's committee reports online.
11. Committee schedules online.
12. Committee minutes online.
13. Online help text.
14. Online application submission.
15. Downloadable forms.
16. Application fee payment online.
17. Documents attached in online applications.
18. Local plan text online.
19. Local plan map online.
20. Map linked to policy text.
21. Usable Proposal Map.

Appendix 5a

BVPI 204 – APPEALS 2005 & 2006

BVPI 204



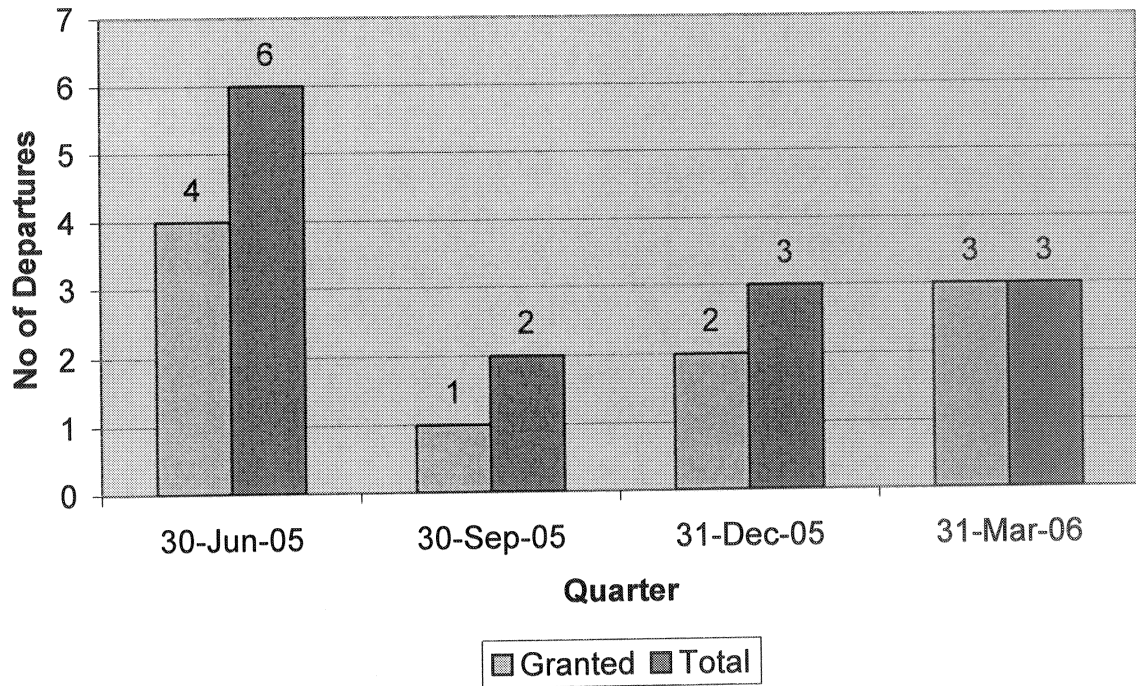
Appendix 5b
Appeals – Performance Comparison Tyne & Wear Authorities

Authority	Appeals Allowed	Split Decision	As % Allowed	Appeals Dismissed	As % Dismissed	Total Decided
Gateshead	13	0	38%	21	61.8%	34
Newcastle Upon Tyne	14	0	32.6%	29	67.5%	43
North Tyneside	27	2	40.29%	38	56.71%	67
South Tyneside	6	1	28.57%	14	66.6%	21
Sunderland	17	1	27.42%	44	70.97%	62

Appendix 6

Departures from the development plan

Departures year ending 31 Mar 2006



Appendix 7

Enforcement Action *

	Operational Development	Damage to TPO's & Conservation Area	Unauthorised Adverts	Article 4	Breach of Condition	Demolition in Cons Area	Unauthorised change of use	Hedgerow Removal	Neglected Land	Listed Building	Neglected Building
TOTAL	336	1	62	5	403	5	123	0	15	10	92
AS %	31%	0.9%	5.9%	0.5%	38.3%	0.47%	11.7%	0	1.43%	0.95%	8.75%

*Action means Enforcement Investigations

Appendix 8

Trees Activity 2005/6

	Total	As %
TPA	51	62.2%
TPC	25	30.5%
TPO	6	7.3%

TPA Approval for works to TPO protected trees

TPC Approval for works to trees protected by Conservation Area Status

TPO New Tree Preservation Order

Appendix 9
Section 106 Agreements-

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
5	99/00230/LEG Miller Homes (North East) Ltd Erection of 197 dwellings, associated access & landscaping & provision of part of Ryhope / Doxford Park link road to include stopping up of highway & landscaping	Land to the rear of Rushford, Sunderland	(1) £60,000 for the provision of equipped play space within Burdon Lane Park (2) £34,540 contribution towards the costs of the implementation of a scheme for the Great North Forest planting & associated access works envisaged in the RTPPG (3) To provide on the phase 1 of land an open space / swale feature (4) To manage & maintain such feature for a period of 5 years following completion (5) £43,000 for the future management & maintenance of open space / small feature	13.10.00	<p>Money paid £1,000 legal fees 13.10.00</p> <p>Developer has changed and we are now looking at the housing scheme only for 01/00170/FUL</p> <p>Waiting revised plans</p> <p>Sent To Government Office 18.7.01 who has decided not to call the application in.</p> <p>At the Development Control Sub-Committee on 1.11.01 Members resolved to delegate the application to the Director of Environment, for conditional approval. Subject to the satisfactory resolution of outstanding issues are currently being addressed by the agent.</p> <p>Wendy Hetherington is in discussion with developer regarding the financial contributions</p> <p>Work commenced on site by Persimmon Homes 24.7.02</p> <p>Work commenced on site by Bellway Homes 12.7.02</p> <p>(2) Scheme under preparation for the Great North Forest. Works to be undertaken by the City Council planting to be completed 31.3.05 plus 1 years maintenance</p> <p>(3) Discussions ongoing with regards to quality and value of planting carried out on site</p> <p>A letter was sent to the developers reminding them that we have not received payment for the financial contribution 28.6.05</p> <p>Letter received from developers informing us to s & Persimmon Homes for £30,000 each for the play area. However, the developers have area. However, the developers have requested a deduction of £2,100 for the design work from the contribution towards the Great North Forest</p> <p>A letter has been sent to both developers 11.7.05 informing them that we did not use their design for the planting scheme for the Great North Forest and that we used our own design. Therefore we can not deduct any payment from the £34,540</p> <p>Persimmon Homes & Bellway Homes invoiced 3.8.05 for the financial contributions for play space</p> <p>Letters sent to Persimmon Homes and Bellway Homes in respect of payment of the financial contribution for the Great North Forest Planting 15.8.05</p> <p>Received letter from Persimmon Homes 9.9.05 with regard to payment for the Great North Forest which we are still in dispute as they are still requesting to reduce the financial contribution after commissioning Popplewell Associates to design a scheme at a cost of £2,100.</p> <p>Of which the Council did not use as it was thought to be unsatisfactory.</p> <p>A reply was sent 1.11.05 requesting full payment of the financial contribution</p> <p>First house complete by Persimmon Homes 14.5.03</p> <p>First house complete by Bellway Homes 28.5.03</p> <p>Further letters sent to both developers for payment of the financial contribution for the Great North Forest 6.1.06</p> <p>Financial contribution paid by Bellway Homes 23.11.05</p>

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
7	99/00736/LEG 06/01442/S73 NHS Executive / Priority Healthcare Mixed use development; including stopping up & change of use of highway, to provide housing, community / commercial facilities, hospital, open space, woodland, footpaths / cycleways & section of Ryhope / Doxford Park link road.	Cherry Knowle Hospital, Ryhope, Sunderland	To accord with requirements of City Councils Ryhope / Tunstall Planning Guidance Document To secure provision of infrastructure including Ryhope / Doxford Park link road, play equipment, open space & school provision	17.6.03	Memo sent to legal to prepare draft 106 Agreement 22.10.02 Draft sent to applicant awaiting signature February 2003 Phasing of this development is likely to extend over a significant period of time. Consequently the payments required by the 106 Agreement are phased accordingly in paras 4.1 to 5.4 A new scheme is expected A written request to formally extend outline planning permission has been received 11.4.06
9	99/00875/LEG Charles Church North East Erection of 85 no. Private dwellings, garages & ancillary works to include stopping up of all purpose highway & change of use to residential. Construction of roundabout & access road from Stockton Road. (as amended)	Land to the east of Stockton Road & Featherbed Lane, Ryhope	To accord with requirements of City Councils Ryhope / Tunstall Planning Guidance Document To secure provision of infrastructure including Ryhope / Doxford Park link road, play equipment, open space & school provision To pay the Council by way of a financial contribution £91,000 to provide relocated allotments within proposed Regent Park £780,000 as required by RTPPG document Applicant to spend £20,000 on public open space within residential development	19.4.02	All monies to be paid upon commencement of development Parks, Open Spaces & Ground Maintenance to provide a schedule of detailed requirements Wendy Hetherington to check terms of 106 and action invoice to developer 23.2.04 A reminder for payment has been sent to the developer 25.3.04 The financial contribution of £91,000 has been received 2.7.04 Discussions ongoing regarding the replacement of allotments Work commenced on site 18.7.03
11	99/01555/LEG 04/00022/REM D.S. & N.K. Goraya Development of land to provide 12 dwellings with associated access & landscaping works.	Land to the north of Palermo Street, Pallion Sunderland	Transfer of adjoining land to the City Council & provision of a play area & landscaping upon that land. To pay the Council £12,615 by way of a financial contribution to design & provide play equipment at Hylton Road playing fields & for the future maintenance of the transferred land adjacent to the development	8.2.01	No Transfer of land or monies to date Progress to be reviewed 1.11.03 Possible application expected during November The land has been purchased by The Astrologer Limited and a Reserve Matters has been received 5.1.04 £12,615 paid 25.2.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works First house complete 15.12.04 Parks, Open Spaces & Ground Maintenance to complete work by 15.12.06
15	00/00695/LEG Ferguson Transport Ltd & Rokeyby Erection of a 3251sq.m non food bulky goods retail warehouse & 3251sq.m of industrial floor space, with associated parking after clearance of site.	Riverside Road, Southwick Industrial Estate, Sunderland	To ensure that the construction of the proposed retail building is not commenced until the warehouse building at Alston Road under application ref no 00/00700/FUL granted 10.8.00 is built & ready for occupation	2.8.01	£300 legal fees only required Alston Road development started February 02 Phase 1 complete Alternative planning permission granted for 4 car showrooms 04/01634/FUL on this site. The implementation of this permission is unclear as to whether this will go ahead. Ferguson's have occupied alternative premises within Washington

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
18	00/01340/LEG The Noble Organisation Change of use of part of ground floor to amusement centre	Part ground floor ABC Cinema, Holmeside, Sunderland	(1) To cease the use of the Land as an amusement centre (2) To apply for planning permission for a use of the Land for a purpose which is specified within Class A1 of the Town & Country Planning (Use Classes) Order 1987 ("the Third Planning Permission") (3) To implement the Third Planning Permission if it is granted	2.2.01	£200 legal fees paid 2.2.01 No implementation of schedule to date
26	99/00277/FUL Sunderland AFC Extension (new upper deck) to north stand of stadium development with associated refreshments and toilets	Stadium Of Light Stadium Park Wreath Quay Road Sunderland	To improve use of Tavistock Place car park by funding improved security on match days. Costs not to exceed. Saturday match / event £123.22 Sunday match / event £203.91 Evening match / event £173.32	Pending	Agreement sent to agent to be signed 8.10.02 Legal sent a reminder letter to agent 20.1.03 Development Control sent letter 5.12.03 regarding outstanding conditions and a reminder the 106 Agreement has still to be signed An application has been received to vary condition 13 04/01010/VAR to delete any reference to the provision of a dedicated footpath route from the Stadium of Light Metro Station to the Stadium Discussions ongoing with Sunderland AFC As yet the spectator numbers have not been at the level where Tavistock car park has been required and therefore Sunderland AFC have had no need to sign the Agreement . The car parking provision will be kept under review
41	01/01829/LEG Bellway Homes (N.E.) Ltd Erection of 111 no. two and three-storey blocks houses and 30 no. apartments in 4 no. three-storey blocks with associated highways, parking, parking, landscaping and open space	Former City of Sunderland College (Tunstall Centre), caretakers houses Sea View Road West and land to rear of 8 Warnham Avenue, Sunderland	To pay the Council £61,737 by the way of a financial contribution towards the cost of the Council upgrading play facilities at Backhouse Park within 5 years of completion of the development	28.3.02	Agreement signed 28.3.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Invoice raised for payment 5.3.04 Payment received 22.3.04 Work commenced on site 21.8.02 First house complete 3.7.03 Site complete 11.1.06 Works to be complete by Parks, Open Spaces & Ground Maintenance by 11.1.11
42	01/02252/LEG Haslam Homes Redevelopment of land to provide 35 no. 2/3 bedroomed semi-detached and detached dwellings including associated access, landscaping and public open space	Site of former Ryhope Junior and Infants School, Nelson Street, Ryhope Sunderland	To pay the Council £19,450 by the way of a financial contribution towards the cost of the Council providing off-site play equipment at Black Road, Ryhope within 2 years of completion of the development	28.6.02	£19,450 paid 1.7.02 Parks, Open Spaces & Ground Maintenance to provide a schedule of detailed requirements Work has commenced on site 1.9.02 Site complete 1.12.03 Works to be complete by Parks, Open Spaces & Ground Maintenance before 1.12.05

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
46	02/00431/LEG Bellway Homes & Yuill Homes Revisions to approved layout of residential development (ref: 01/00892/REM granted 9.7.01) to include 10 additional dwellings (total 218), substitution of house types and alterations to highway	(S278) Site Of former Broadway Centre Springwell Road Sunderland	To pay the Council £97,410 by the way of a financial contribution towards the cost of the Council providing off-site play equipment at Barnes Park extension, west of Grindon Lane, within 2 years of completion of the development, although the precise location has not yet been established	21.11.03	Memo sent to legal to prepare draft 106 Agreement 24.2.03 Legal sent draft agreement to the applicant 9.10.03 Parks, Open Spaces & Ground Maintenance to provide schedule of works £94,410 received 27.11.03 Work has commenced on site 9.12.02 First house complete 9.7.03 Site complete 24.11.05 Works to be complete by Parks, Open Spaces & Ground Maintenance before 20.11.07
48	02/01151/LEG Bowey Homes Ltd Erection of 18 houses including the provision of new access link, vister car parking spaces and amenity open space together with the stopping up and change of use of public footway to all purpose highway (Amended plans received 15.11.02)	Wakefields Yard Houghton Road Hetton Le Hole	To pay the Council £10,314 by way of a financial contribution towards the cost of the Council providing additional or improving existing play facilities at Hetton Park within 2 years of the completion of the development	20.6.03	£10,664.00 paid 3.3.03 of which includes £350.00 legal fees Section 19 faxed to the applicant 3.4.03 Parks, Open Spaces & Ground Maintenance to provide schedule of works Work has commenced on site 21.1.04 Site complete 14.4.05 Works to be complete by Parks, Open Spaces & Ground Maintenance before 14.4.07
53	02/02391/LEG Northern Electric Properties Ltd; Residential development including means of access 03/02958/REM Bellway Homes (NE) Ltd Demolition of existing buildings and construction of 36 units(phase 1) and associated estate roads	South of Sawmill Station Road Penshaw Houghton - Le - Spring	Payment of the sum of £595 per dwelling by the proposed developer Money to be paid before the development commences The money will be used for the provision of an equipped play area at Barnwell Field / Barnwell Primary School subject to full public consultation. If this is found to be unacceptable an alternative site in the area will be identified. The required works should be completed within 2 years of the completion of the development The financial contribution of £20,628 for the 36 dwellings is to be paid upon commencement of the development	10.10.03	Memo sent to legal to prepare draft 106 Agreement 17.4.03 Draft Agreement returned to legal 18.7.03 The financial contribution can not be calculated until we have received a reserved matter application The development is to be phased Reserved Matters application received for (phase 1) 24.12.03 Agreement signed 10.10.03 Parks, Open Spaces & Ground Maintenance to provide a schedule of detailed requirements A full planning application has been received for (phase 2) 20.2.04 04/00405/FUL Legal has raised an invoice for £20,628 7.12.04 Payable by 4.1.05 Financial contribution paid 1.2.05 (see ref 81)

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
56	02/02003/LEG W.Todd (Builders) Ltd; Erection of 11 houses	Land at Francis Way Houghton - Le - Spring Sunderland	To pay the Council £6,303 by way of a financial contribution towards the cost of the provision of on site play facilities and is to be paid before the development is commenced. The money will be used to upgrade the existing play facilities within Hetton Park. The required works should be completed within 2 years of the completion of the development	28.6.04 6.9.05	Memo sent to legal to prepare draft 106 Agreement 13.6.03 Draft Agreement returned to legal with no comments 5.8.03 Agreement sent to applicant 12.8.03 Legal sent reminder 4.5.04 Legal sent letter asking applicant if they wish to withdraw the application 16.4.04 Agreement signed 28.6.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works £6,303 paid 28.6.04 A new application received 04/02481/FUL approved by H.H.W. D.C.Sub Committee 13.1.05 As the site has previously been granted consent for residential development (02/02003/FUL), which was subject to a 106. A memo has been sent to legal to draft a deed of variation, incorporating the existing S106 9.2.05 Legal has sent a letter 16.8.05 for an additional £837 which relates to an additional house Work has commenced on site 17.8.05
57	02/02465/LEG English Partnerships Erection of 23 flats (2 and 3 storey) and provision of 31 car ports / spaces and temporary construction access	Land to the west of Burtree Cambrian Way Washington	To pay the Council £13,179 by the way of a financial contribution towards the cost of on site facilities and is to be paid before the development is commenced. The money will be used to upgrade existing play facilities in Holly Park. The required works should be completed within 2 years of the completion of the development	24.1.05	Memo sent to legal to prepare draft 106 Agreement 9.7.03 Draft Agreement returned to legal with comments 5.8.03 Revised draft Agreement returned to legal 28.10.03 Steve France is in discussions with the applicant regarding Note 4 of the draft Agreement Legal requested further information from applicant 19.5.04 Amended draft Agreement sent to applicant 26.8.04 Legal has requested an update from the applicants solicitor Agreement signed 24.1.05 Financial contribution to be paid upon commencement of works
58	03/00200/LEG Sunderland Housing Group Residential development to provide 29 dwellings, stopping up and change of use and change of use of existing highways / footpaths to residential development, involving some demolition	Site of former 2-72 (evens) Ealing Square and 2-12 (evens) Emsworth Road, 1-41(odd) Ealing Square, 26-36(evens) 1-21(odd) Edmunton Square and 36-46 Exmouth Street Carley Hill Sunderland	To pay the Council £16,617 by the way of a financial contribution towards the cost of on site play facilities and is to be paid before the development is commenced. The money will be used to upgrade the existing Carley Hill play facilities nearby. The required works should be completed within 2 years of the completion of the development	15.9.03	Memo sent to legal to prepare draft 106 Agreement 24.7.03 Draft Agreement returned to legal with no comments 5.8.03 £16,617 received 15.9.03 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site 21.4.04 Site complete 17.1.05 Works to be complete by Parks, Open Spaces & Ground Maintenance 17.1.07

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
59	03/00212/LEG Durham Estates Ltd Residential development comprising of 22 units (including detached houses and apartments) and provision of new access to the allotments	Land at Lyons Avenue, Easington Lane, Hetton - Le - Hole	To pay the Council £12,606 by the way of a financial contribution towards the cost of on site facilities and is to be paid before the development is commenced. The money will be used to upgrade the existing play facilities in Hetton Country Park. The required works should be completed within 2 years of the completion of the development In addition, the Agreement will need to facilitate the potential widening of the carriageway from 5.5m to 6.7m if / when necessary, to allow its use as part of a bus route in the event of the area of the land to the south being developed for housing, as allocated on the approved UDP	13.8.03	Memo sent to legal to prepare draft 106 Agreement 10.7.03 Draft Agreement received from legal for comments 12.8.03 £12,606.00 received 13.8.03 Work commenced on site 1.9.03 Site complete 1.6.04 Works to be completed by Parks, Open Spaces & Ground Maintenance before 1.6.06
60	03/00272/LEG Sunderland Housing Group Demolition of existing residential properties. Stopping up and change of use of highway to residential development, involving construction of 82 single and two storey properties with associated access, highways and landscaping	1 - 71 Ford Oval, 1-24 Coronation Terrace, 10 - 20 (evens) 1- 11(odds) King Edward Road, South Hylton Sunderland	To pay the Council £38,391 by the way of a financial contribution. The money will be used for the provision of an equipped play area at South Hylton playing fields, subject to full public consultation. If this is to be found to be unacceptable an alternative site in the area will be identified. Money to be paid before the development commences The required works will be completed within 2 years of the completion of the housing development	8.8.03	Memo sent to legal to prepare draft 106 Agreement 3.6.03 Draft Agreement returned to legal with no comments 30.6.03 £38,391.00 paid 8.8.03 Works commenced on site 6.8.03 First house complete 15.3.04 Site complete 9.9.05 Works to be completed by Parks, Open Spaces & Ground Maintenance before 9.9.07
61	02/02182/FUL 03/01714/FUL Mr Martin Reay Demolition of existing building and erection of two 3 storey buildings to provide 24 no. 2 bed apartments with 30 car parking spaces and stopping up of highway and change of use to residential development	Fitness 2000 Gladstone Street/Roker Avenue Sunderland	To pay the Council £13,752 by the way of a financial contribution. The money will be used to upgrade the existing play facilities at Roker Park within 2 years of the completion of the development	Pending	Memo sent to legal to prepare draft 106 Agreement 5.9.03 Draft received 16.1.04 and returned to legal with comments Draft Agreement sent to applicant 2.2.04 There is a discrepancy in land ownership. Correspondence has been entered into with applicants solicitors 1.4.04. This is ongoing with Property Services and applicants solicitors re their land acquisition Legal has sent a letter 26.4.05 to the applicants solicitors. Requesting confirmation that their client is still interested in developing the site and would still be willing into entering into an Agreement A letter of confirmation was received 5.5.05 Awaiting response regarding the sale of land from Property Services 20.6.05
63	03/00421/LEG Sunderland Housing Group Residential development to provide 43 no. dwellings to include stopping up and change of use of highways to residential development, private gardens and landscaped areas	Site of 1-165 Dalegarth Washington	To pay the Council £24,639 by the way of a financial contribution. The money will be used for the provision of on site play facilities at Stonycroft within 2 years of the completion of the development	21.11.03	Memo sent to legal to prepare draft 106 Agreement 23.10.03 £24,639 paid 21.11.03 Work has commenced on site 1.2.04 First house complete September 2004 Site complete 1.6.05 Works to be completed by Parks, Open Spaces and Ground Maintenance by 1.6.07

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
64	03/01098/LEG Bett Homes (NE) Ltd Proposed extension to existing housing development to provide six additional dwellings	Land to the rear of Keighley, Heathfield, Kirklands, Sharrow, Peareth Hall Road, Washington	To pay the Council £3,438 by the way of a financial contribution. The money will be used for the provision of an equipped play area at Donwell Village Centre subject to full public consultation. If this is found to be unacceptable an alternative site in the area will be identified. The required works should be completed within 2 years of the completion of the development	29.3.04	Memo sent to legal to prepare draft 106 Agreement 18.9.03 Legal sent draft Agreement to agent 3.10.03 Reminder sent to agent regarding the signing of the Agreement 24.10.03. Awaiting response Legal requested further information 22.1.04 An amended draft Agreement sent to applicant 10.2.04 Financial contribution paid 22.3.04 £3,438 Agreement signed 29.3.04 Parks, Open Spaces and Ground Maintenance to provide a schedule of works Work commenced on site 1.5.03 Site complete 1.6.05 Works to be complete by Parks, Open Spaces & Ground Maintenance 1.6.07
65	02/00410/LEG Broseley Homes Ltd Erection of 252 two storey detached and semi-detached houses with garages/parking bays and associated access roads, landscaping and open space (amended layout received 17.9.03)	Former Havelock Hospital, Hylton Road, Sunderland	To pay the Council by the way of a financial contribution towards the provision of off-site play equipment within the adjoining King George V playing fields within 2 years after completion of the development The financial contribution in respect of this provision is based upon a payment of £556 per dwelling. (There is no requirement for a contribution in respect of one bedroomed dwellings of which there are 24 in this development. Therefore the number of dwellings for which the contribution is required is 228) The amount of contribution required is £126,788	9.2.04	Memo sent to legal to prepare draft 106 Agreement 14.11.03 Draft Agreement sent to applicant 8.12.03 Agreement signed 9.2.04 Parks, Open Spaces and Ground Maintenance to provide a schedule of detailed requirements First contribution £26,768 paid 5.2.04 Second contribution £100,00 is payable on the 9.8.04 Financial contribution paid 17.8.04 Work commenced on site 1.1.04
66	03/00710/LEG Persimmon Homes NE Ltd Redevelopment of industrial land for 125 dwellings 69 Houses / 56 flats with associated garages, landscaping and highway alterations, stopping up and change of use from all purpose highway to residential development (as amended 29.9.03) 06/00040/FUL Substitution of house types (plots 278,279,283,284,287,289,290,294,295,306,313,314,316,318) and revised area of plots 297-299 inclusive (increase in 1 no plot)	Land at Mulberry Way, Fence Houses Industrial Estate, Houghton-Le-Spring Sunderland	To pay the Council £71,625 by the way of a financial contribution towards the provision of additional / improved children's play equipment at Kier Hardie Street in lieu of on site provision. Within 2 years of completion of the development. To also pay the Council £30,000 by the way of a financial contribution towards the upgrading of the unmade track to the south of the site Additional financial contribution for 1 house £641	27.2.04 2.5.06	Steve France to prepare a memo to send to legal to prepare a draft 106 Agreement Draft Agreement sent to applicant 12.1.04 Agreement signed 27.2.04 Parks, Open Spaces and Ground Maintenance to provide a schedule of works Works has started on the site and legal invoiced the developer 1.11.04 Financial contribution paid 29.11.04 Work commenced on site 1.12.04 As the site has previously been granted consent for residential development (03/00710/FUL) which was subject to a 106. A memo has been sent to legal to draft a deed of variation, incorporating the existing section 106 8.2.06 for 1 additional house Financial contribution for 1 house paid 11.4.06

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
67	03/01064/LEG Mandale Commercial Ltd Erection of seven storey apartment block to provide 58 flats and 3 no. three storey maisonettes with integral car parking and stopping up of the footpath and diversion to provide alternative footpath and environmental improvements	Former Fish Processing Plant, 172/174 High Street East / Low Street, Sunderland	To pay the Council £175,000 by the way of a financial contribution towards the provision of environmental improvements. In the immediate vicinity of the development of an improved pedestrian route and environmental improvements on land to the east of the development. Money to be paid before the development is commenced. The required works shall be completed within 2 years of the completion of the development	19.3.04	Memo sent to legal to prepare draft 106 Agreement 4.12.03 Draft Agreement returned to legal 11.2.04 with comments Agreement signed 19.3.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Financial contribution paid 7.9.04 Work commenced on site 24.6.04 Site complete 26.10.05 Works to be complete by Parks, Open Spaces & Ground Maintenance 26.10.07
68	01/01726/OUT 03/01411/REM Miller Homes (NE) Ltd Residential development to provide 84 no. dwellings with associated access	Land at Cambria Street (Former Harry Marsh Engineering Ltd), South Hylton. Sunderland	To pay the Council £48,132 by the way of a financial contribution towards the provision of an equipped play area in South Hylton Playing Fields. Money to be paid before the development is commenced. The required works shall be completed within 2 years of the completion of the development	16.4.04	Memo sent to legal to prepare draft 106 Agreement 4.12.03 Draft Agreement sent to applicant 12.1.04 Agreement signed 16.4.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site and legal has sent a letter to the applicants solicitors requesting payment of the financial contribution 23.6.05 Applicant invoiced for payment of the financial contribution 28.7.05 Work commenced on site 10.5.05 First house complete 10.11.05
70	03/02670/REM Akeler Developments Ltd; Erection of a three storey office development of 10,800 sq.m. with 431 car parking spaces and associated landscaping.	Land at Rainton Bridge South, opposite McEwans centre	The Agreement is in respect of the achievement of car parking ratios set out in the outline consent and the securing of pedestrian footway links	Pending	Memo sent to legal to prepare draft 106 Agreement 16.2.04 Draft received for comments 8.4.04 No progress to date Discussions taken place with applicant. This application to be possibly withdrawn and a new one to be submitted
71	02/02119/OUT Akenside Developments Ltd; Mixed use development (phases II -V) in 6 blocks (4 full, 2 outline) comprising 247 loft apartments, 2578m ² offices, 725m ² class A3, 281 car parking spaces, landscaping, means of access and stopping up of highways and footways. (amended)	Barbican House Bonners Field Sunderland	The Agreement is required in respect of: The structural and drainage works necessary, including the provision of the bridge over the electricity sub-station and north south steps to the route of the proposed cycleway in order that the City of Sunderland can satisfactorily complete the route when the underpass to the St Peter's Metro Station is implemented. The works to the east end of the cycleway in the vicinity of Malting Cottage when the land comes into the control of the applicant/Akenside. The phased payment of the sum of £46,986 by the proposed developer, Akenside, in lieu of the provision of on site play facilities and is to be paid before the relevant phase of the development is commenced. The money will be used to upgrade the existing play facilities within two years of the completion of the development	Pending	Memo sent to legal to prepare draft 106 Agreement 26.2.04 The Secretary of State has indicated that he does not wish to determine the application himself 31.3.04 Discussions ongoing with applicant 16.3.05 Legal awaiting response from Property Services regarding land ownership and mooring rights 6.7.05

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
72	03/00190/LEG Mr M. Dunthorne C/o Miller Homes (North East) Ltd; Stopping up of all purpose highway and change of use to residential development comprising 15 no. detached dwellings with associated access, car parking and landscaping (amended layout received 11/12/03)	Land at the former Tunstall Fire Station, Burdon Road, Sunderland	The Agreement is in respect of the following: Payment of the sum of £8,595 (at 2003 rates) by the proposed developer, Miller Homes (North East) Ltd. - Money to be paid upon commencement of development - The money will be used for the provision of equipped play facilities and the upgrading of existing facilities nearby: a more specific site will be confirmed in due course - The required works should be completed within 2 years of the completion of the development	23.1.04	Memo sent to legal to prepare draft 106 Agreement 22.5.03 Agreement signed 23.1.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site and legal has sent a letter to the developer requesting payment of the financial contribution 28.4.05 Legal has raised an invoice for the financial contribution 6.7.05 Applicant invoiced for the payment of the financial contribution 6.7.05 Financial contribution paid 22.7.05 Work has commenced on site 31.3.05 Site complete 31.9.05 Works to be complete by Parks, Open Spaces & Ground Maintenance 31.9.07
74	03/01987/LEG George Wimpey North East Ltd; Change of use / conversion of Saint Michael's Building and detached coach house to provide 15 apartments and one detached dwelling. Erection of 3 no. apartments with associated landscaping and parking	Saint Michael's Building, 10 Gray Road, Sunderland	To pay the Council £31,535 by the way of a financial contribution towards the cost of the Council providing off-site play equipment located at Mowbray Gardens within 2 years of completion of the development	21.7.04	Memo sent to legal to prepare draft 106 Agreement 21.5.04 Draft Agreement received 22.6.04 Draft Agreement sent to applicant 1.7.04 Agreement returned from legal 8.7.04 The financial contribution is to be paid upon commencement of development Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site and legal has sent a letter to the applicant's solicitor requesting the financial contribution 26.10.04 The financial contribution £31,535 received 15.11.04 The proposed conversion and change of use of existing teaching facility into 14 residential units are being looked after by Building Control Work commenced on site 3.5.05 The remaining development is being looked after by NHBC Work commenced on site 1.5.05 Site complete 1.8.05
75	03/02677/LEG Sunderland Housing Group Erection of 11 houses and 10 bungalows stopping up of highways and change of use to residential development	Land adjacent Everton Lane and Edinburgh Square, Carley Hill. Sunderland	To pay the Council £6,303 by the way of a financial contribution towards the provision of off-site play equipment at Carley Hill play area off Elmsworth Road within 2 years of completion of the development	9.7.04	Memo sent to legal to prepare a draft 106 Agreement 27.4.04 Draft received 4.5.04 Agreement signed 9.7.04 financial contribution paid £6,303 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site 8.8.05
78	03/02442/LEG Barratt Newcastle Erection of 40 houses with associated garages, car parking spaces and roads	Former nursery, off Murton Lane, Easington Lane	To pay the Council £22,920 by the way of a financial contribution towards the cost of the Council providing play facilities. Upon commencement of development. In a location to be agreed through the production of the Easington Lane Development Framework, within 5 years of the completion of the development	9.8.04	Memo sent to legal to prepare 106 Agreement 17.5.04 Agreement signed 9.8.04 Financial contribution to be paid upon commencement of development Parks, Open Spaces & Ground Maintenance to provide a schedule of works Work has commenced on site and legal has sent a letter to the developer requesting the payment of the financial contribution 8.7.05 An invoice has been raised by legal for the financial contribution 29.7.05 Work commenced on site 1.12.04 First house complete May 2005 Financial contribution paid 5.8.05

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
79	04/00708/LEG Sunderland Housing Group Erection of 19 dwellings	Land at Wear Street, Chilton Moor, Houghton-Le-Spring	To pay the Council £8,022 by the way of a financial contribution towards the cost of the Council providing additional / improved children's play equipment at the recreation site north of Keir Hardie, Dubmire. Within 2 years of completion of the development	31.8.04	Memo sent to legal to prepare draft 106 Agreement 14.5.04 Agreement signed 31.8.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Financial contribution paid 2.9.04 Work commenced on site 1.11.04 Site complete 1.4.05 Works to be complete by Parks, Open Spaces & Ground Maintenance by 1.4.07
81	04/00405/LEG Bellway Homes (NE) Ltd Demolition of existing buildings and construction of 113 housing units (Phase2) and associated estate roads 06/01056/FUL Substitution of house types to include two additional plots (nos. 150 and 151) and repositioning of plots nos. 121-132 inclusive	Land At Former NEEB Depot and J. C. Atkinson And Son Ltd: Station Road, Penshaw. Houghton-Le-Spring	To Pay the Council £67,235 by the way of a financial contribution towards the cost of the Council providing an equipped play area at Barnwell Field / Barnwell Primary School within 2 years of the completion of the development. The financial contribution is to be paid within 14 days of commencement of the development To also pay the Council £1,282 by the way of a financial contribution towards the cost of the Council providing an equipped play area at Barnwell field or Barnwell Primary School within 2 years of completion the development	1.11.04	Memo sent to legal to prepare 106 Agreement 27.7.04 Draft Agreement received for comments 17.8.04 Draft Agreement sent to applicants solicitor for comments 17.9.04 Comments received from applicants solicitor 20.9.04 Agreement signed 1.11.04 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Financial contribution £67,235 received 1.11.04 Work commenced on site 20.8.04 First house complete 14.4.05 As the site has previously been granted consent for residential development (04/00405/FUL) which was subject to a 106. A memo has been sent to legal to draft a deed of variation, incorporating the existing section 106 10.4.06 for 2 additional dwellings
82	04/01309/FUL Sunderland Housing Group Erection of 96 housing units to include garages and landscaping. Stopping up of highway and change of use to residential, garden, landscaped areas and new highway	Moorway and Thorngill Albany Washington	To pay the council £57,120 by the way of a financial contribution towards the cost of the Council providing play facilities at Albany Park within 2 years of the completion of the development	19.8.05	Memo sent to legal to prepare draft 106 Agreement 11.11.04 Legal in discussions with applicants solicitor regarding land ownership Agreement sent to applicant's solicitor for signing 14.7.05 Agreement signed 19.8.05 Financial contribution paid 17.8.05
83	04/01691/FUL Sunderland Housing Group Redevelopment of land to provide 60 residential units including detached garages and associated access, parking, play area and landscaping involving stopping up of highway and change of use to residential and landscaped areas (Phase 1 Doxford Park)	1-10 Saint Court / Land to South East Doxford Park Estate Sunderland	To pay the Council £33,320 by the way of a financial contribution towards the cost of the Council providing an equipped play area at land south of Saint Matthews Church, Silksworth. Within 2 years of completion of the development	4.4.05	Memo sent to legal to prepare draft 106 Agreement 24.12.04 The applicant is seeking their funder's agreement to it's terms of the Agreement Agreement signed 4.4.05 Financial contribution paid 29.3.05 £33,320 Work commenced on site 26.10.05
85	04/01807/FUL Willcomm Ltd: Erection of 27 residential flats with car parking	Seaburn Service Station Station Road Fulwell Sunderland	To pay the Council £16,065 by the way of a financial contribution towards the cost of the Council providing play facilities at Thompson Park within 2 years of the completion of the development	4.3.05	Memo sent to legal to prepare a draft 106 Agreement 12.11.04 Draft Agreement sent to applicants solicitor 31.1.05 Agreement signed 4.3.05 Financial contribution paid 9.3.05 Work commenced on site 9.2.05

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
86	04/01859/FUL Sunderland Housing Group Redevelopment of land to provide 22 residential units, comprising of 10 - 3 bedroom town houses and 12 - 3 bedroom houses	Infill site at Telford Road Thorney Close Sunderland	To pay the Council £13,090 by the way of a financial contribution towards the cost of the Council providing new play facilities at the existing play area situated at Thorndale Road, Thorney Close within 2 years of the completion of the development	4.4.05	Memo sent to legal to prepare a draft 106 Agreement 29.12.04 The applicant is seeking their funder's agreement to it's terms of the Agreement Agreement signed 4.4.05 Financial contribution paid 30.3.05 £13,090 Work commenced on site 19.7.05 Site complete 22.3.06 Parks, Open Spaces & Ground Maintenance to provide a schedule of works Works to be completed by Parks, Open Spaces and Ground Maintenance by 22.3.08
87	05/00301/FUL Gazeley Properties Ltd; / Easter Properties (Pattison) Ltd Erection of a 31,170sq.m. distribution centre with associated access, landscaping and HGV and employee parking	Plot 1, Pattinson North, Walton Road, Washington	To pay the Council £50,000 per year for a period of 3 years by the way of a financial contribution towards the cost of the Council providing a Community Wildlife Officer Post and is to be paid in 3 phases. The first payment to be paid 1.4.06 The money will be used to manage and enhance high quality wetland habitats (off site), for a period of 3 years after the completion of the development	18.5.05	Memo sent to legal to prepare a draft 106 Agreement 11.4.05 Agreement signed 18.5.05 First payment received 30.3.06
88	04/01861/LEG Sunderland Housing Group Redevelopment of land to provide 22 residential units comprising of 14 - 3 bedroom town houses and 8 3 bedroom houses	Infill site at Thorney Close Road & Townsend Road Thorney Close Sunderland	To pay the Council £13,090 by the way of a financial contribution towards the cost of the Council providing new play facilities at the existing play area situated at Thorndale Road, Thorney Close within 2 years of completion of the development	4.4.05	Memo sent to legal to prepare a draft 106 Agreement 29.12.04 Agreement signed 4.4.05 Financial contribution paid 30.3.05 £13,090 Work commenced on site 7.9.05
89	04/01883/LEG Bankwillow Ltd; Erection of 19no. Terraced 2 1/2 and 3 storey houses with 24no. Flats with parking	Former Nursing Home Site Lakeside Gardens Station Road Washington	To pay the Council £24,395 by the way of a financial contribution towards the cost of the Council providing play facilities at either Glebe Park, Washington within 2 years of the completion of the development. The financial contribution to be paid before the development is commenced	22.4.05	Memo sent to legal to prepare a draft 106 Agreement 19.1.05 Draft Agreement received for comments 3.3.05 Agreement sent to applicants solicitor 18.3.05 for signing Agreement signed 22.4.05 Applicant invoiced for financial contribution paid 29.4.05 Work commenced on site 12.9.05
90	04/02130/FUL Sunderland Housing Group Demolition of existing houses and flats and replacement with 44 new dwellings (13 bungalows, 4 flats, 27 houses) stopping up of highways and change of use to residential development	1-27 Saint Cuthberts Close, 1-27 Barrington Court, 1-15 Saint Bedes Close, Hetton Le Hole	The Agreement is required in respect of the following two payments (1) To pay the Council £28,560 by the way of a financial contribution towards the cost of the Council providing play facilities and is to be paid before the development is commenced at Hetton Park. Within 2 years of the completion of the development. (2) To pay the Council £33,660 for upgrades to the multi-user route, which is to be paid before the development is commenced and shall be upgraded within 2 years of the receipt of the monies	Pending	Memo sent to legal to prepare draft 106 Agreement 25.1.05 There is a discrepancy in the land ownership. Legal in discussion with applicants solicitor A revised site plan was received 17.10.05 omitting the 4 properties the applicant were unable to buy

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
91	04/02135/LEG Bowey Homes Ltd; Demolition of existing abattoir. Erection of 20 dwellings with garages comprising of four 3 storey dwellings, sixteen two 1/2 storey dwellings and communal gardens with associated hard and soft landscaping	Public Abattoir 6, Shields Road, Sunderland	To pay the Council £11,900 by the way of a financial contribution towards the provision of off-site play equipment at either Option 1 Thompson Park or Option 2 Roker Park within 2 years of the completion of the development. The financial contribution is to be paid before the development is commenced	20.4.05	Memo sent to legal to prepare draft 106 Agreement 8.3.05 Agreement signed 20.4.05 Financial contribution paid 22.4.05 A new application has been received 14.9.05 for an additional 4 dwellings 05/03021/FUL This application will supersede this approval and a new Agreement is to be drawn up (see ref 107)
96	04/01010/VAR Sunderland A.F.C Variation of condition 13 to application 99/00277/FUL to delete any reference to the provision of a dedicated footpath route from the Stadium of Light Metro Station to the Stadium	Stadium Of Light Stadium Park Wreath Quay Road Sunderland	The Agreement is required in respect of the following: The installation of 15 no. discreet lamp post mounted signs that would appeal to fans to respect the privacy and the requirement for peace and quiet for the local residents. The signs to be maintained/replaced as necessary for a period of 10 years. The posting of the same appeal in the match day programme for the next 10 years. The installation of 15 no. litter bins and their maintenance/replacement as necessary for a period of 10 years in the streets bounded by Newcastle Road, Crozier Street, Wayman Street and Millenium Way. £7,477.50 as the Club's contribution towards the cost of the installation of 15 litter bins The signing of a contract with City Cleansing to litter pick the area bounded by Newcastle Road, Crozier Street, Wayman Street and Millenium Way after every first team home game and any other event that would attract a crowd in excess of 20,000 people for a period of 10 years. £5,431.18 as the Club's estimated contribution towards the cost of litter picking for the current season	6.3.06	Memo sent to legal to prepare draft 106 Agreement 20.6.05 Discussions ongoing with Sunderland AFC regarding the financial contribution Comments received 14.10.05 regarding a reduction in the terms from 10 years to 5 years Legal replied 7.11.05 reminding the applicant that the 7th June Development Control's Sub-Committee resolved that it was only minded to approve the variation of Condition 13 of the existing permission subject to the completion of the 106 Agreement for a minimum period of 10 years in order to mitigate the impact of users of the Stadium on the surrounding residential area Legal has sent the Agreement, a covering letter and invoice to Sunderland A.F.C requesting the financial contribution £13,408.68 25.11.05 £5,481 for litter picking paid 13.2.06 £7,477.50p for bins paid 13.2.06
97	05/00384/VAR Eppleton Colliery Variation of conditions 7 and 8 of planning permission no. 99/00791/FUL to extend the period for the mineral extraction to April 2008 and to extend the period for restoration to overburden level to September 2008	Eppleton Colliery Downs Pit Lane Hetton Le Hole	The Agreement is required in respect of a financial contribution £5,000 towards the cost to the Council of providing a vehicle activated speed warning sign to reduce traffic speeds on Seaham Road / Market Place, Houghton Le Spring	20.2.06	Memo sent to legal to prepare draft 106 Agreement 4.7.05 Draft returned to legal with no comments 8.9.05 Draft sent to applicant's solicitor 9.9.05 Amended draft Agreement with change of ownership details sent to applicant's solicitor 18.1.06
98	04/02507/VAR Margaret Smith Change of use from private dwelling into 6 bedsits	38, North Bridge Street Sunderland	The Agreement is in respect of the following: The restriction on car ownership should ensure that the landlord only grants tenancies to occupiers who undertake not to own a vehicle or keep a vehicle at the property	Pending	Memo sent to legal to prepare draft 106 Agreement 22.6.05 Draft Agreement returned to legal with no comments 25.7.05 Awaiting details of land ownership from applicant's solicitors September 05

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
99	04/00926/FUL Mr Baroudi Conversion and extension of existing building to form two ground floor retail units with four flats on the first, second and third floors	49-51 High Street East Sunderland	The Agreement is in respect of the following: One of the four residential units shall be prohibited from parking a vehicle outside of the premises	Pending	Memo sent to legal to prepare draft 106 Agreement 17.6.05 Draft Agreement returned to legal with no comments 1.8.05 Site has been sold 22.7.05 legal awaiting instructions from new owner
100	05/02050/LEG The Westcourt SIPP Demolition of former bus depot and erection of 2 no. 3 storey apartment blocks comprising of 24 no. 2 bedroomed apartments with associated access, parking and landscaping (Resubmission)	Former Bus Depot 76, Toward Road, Sunderland	To pay the Council £14,712 by way of a financial contribution towards the cost of the Council providing additional or improving existing play facilities at Mowbray Park	19.1.06	Memo sent to legal to prepare draft 106 Agreement 10.8.05 Draft Agreement sent to applicant's solicitor 9.11.05 Engrossments sent to applicant's solicitor for signing 2.12.05 Agreement signed 19.1.06 Financial contribution paid 6.12.05
101	05/01477/LEG Mr Shaun Gorman Demolition of derelict buildings, erection of a three storey building to provide 12 no. two bedroom apartments, boundary wall and railings and associated car parking. (amended plans received 28.7.05)	Land at Market Place, Houghton-Le-Spring	To pay the Council by the way of a financial contribution £7,356 towards upgrading / provision of new play equipment off site at either (Option A) Houghtonside or (Option B) Kirklea Fields. Within 2 years of completion of the development	20.1.06	Memo send to legal to prepare a draft 106 Agreement 18.8.05 Draft received from legal for comments 8.9.05 Draft returned with comments to legal 9.9.05 Agreement sent to the applicant's solicitor for signing 6.12.05 Legal has advised the applicant's solicitor 13.12.05 that if the 106 Agreement isn't signed by 6.1.06. The application will be taken back to the Development Control Sub-Committee and refused Agreement signed 20.1.06 Financial contribution paid 9.12.05
102	05/00778/FUL Mr Paul Dinsdale (Tolent Construction) Erection of new teaching block and sports hall. Erection of single storey garage block. Erection of 4 storey block of 36 apartments, removal of 9 no. trees and formation of new access. Erection of disability day care centre. Removal of 94 trees and replacement with 90 trees and other planting. Change of use from playing field (part) to car park (amended description)	Grindon Hall Christian School Nookside Sunderland	To pay the Council by the way of a financial contribution £11,781 towards upgrading / provision of new play equipment off- site at King George V playing fields, Pennywell. Within 2 years of completion of the development	Pending	Memo send to legal to prepare a draft 106 Agreement 13.9.05 Legal has problems with unregistered titles
103	05/02584/SUB Mr P Teasdale Redevelopment of site to provide 11 two storey terraced houses with associated access and parking. Stopping up of highway and change of use to residential (resubmission)	The Stork Hendon Road Sunderland	To pay the Council by the way of a financial contribution £6,743 towards upgrading / provision of new play equipment off- site at either Option A Mowbray Park or Option B Town Moor Within 2 years of completion of the development	Pending	Memo sent to legal to prepare draft 106 Agreement 15.9.05 Draft Agreement returned to legal with no comments 15.11.05 and sent to the applicant's solicitor

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
104	05/02829/SUB Grange Developments Residential development of 9 No. 4 bed town houses 2 No. 6 bed villas and conversion of existing house to provide 4 No. 2 bed apartments and 1 No. 1 bed apartment	Brookfield Ashbrooke Road Sunderland	To pay the Council by the way of a financial contribution £9,195 towards the provision of off-site play equipment at the existing play area at Backhouse Park	3.4.06	Memo sent to legal to prepare draft 106 Agreement 15.9.05 Draft sent to applicant's solicitor 8.12.05 Agreement signed 3.4.06 Parks, Open Spaces & Ground Maintenance to provide a schedule of works
105	05/02664/FUL 06/01568/SUB Mr P.A. Hassett Conversion of existing dwelling into 3 flats with external alterations	6 Argyle Street, Sunderland	One of the proposed flats shall not be occupied by any person who is in the possession of a vehicle as there is insufficient space within the curtilage of the property to accommodate the required three vehicles	Pending	Memo sent to legal to prepare draft 106 Agreement 6.10.05 Draft Agreement sent to applicant's solicitor 26.1.06
106	05/03239/LEG 06/01403/FUL (revised scheme) Prestigious Living (NE) Ltd Demolition of existing premises and erection of 34 no. 2 bedroom and 1no.1 bedroom apartments in 2 and 3 storeys with surface car parking and amendments to vehicular accesses	Site of Print Centre and Adjacent land Fulwell Road Gladstone Street Roker	To pay the Council by the way of a financial contribution £21,794 towards the provision of off-site play equipment at the existing play area at Roker Park	20.1.06 30.6.06	Memo sent to legal to prepare draft 106 Agreement 4.10.05 Draft 106 Agreement sent to developer's 16.11.05 Agreement signed 20.1.06 Financial contribution to be paid upon commencement of development Memo sent to legal to amend draft Agreement 24.5.06
107	04/02135/FUL 05/03021/LEG Bowey Homes Ltd; Demolition of existing abattoir & erection of 24 dwellings with garages and communal gardens with associated hard and soft landscaping	Public Abattoir 6, Shields Road, Sunderland	To pay the Council by the way of a financial contribution £7,378.06 towards the provision of off-site play equipment at the existing play area within Thompson Park or Roker Park Sunderland The payment sum of £5,000 by the proposed developer, Bowey Homes for the provision of a new bus shelter on the site of the existing bus stop on the Southbound side of Shields Road	20.1.06	Memo sent to legal to prepare draft 106 Agreement 1.11.05 Draft Agreement sent to applicant's solicitor's 16.12.05 Agreement Signed 20.1.05 Financial contribution paid 20.1.06 Copy of resident's survey received 23.2.06 for bus stop
108	05/01900/OUT Robinson Demolition Redevelopment of land for residential purposes to provide 40 flats	Land at Egerton Street, Sunderland	To pay the Council by the way of a financial contribution £24,760 towards the provision of off-site play equipment at the existing play area within Mowbray Park, Sunderland	Pending	Memo sent to legal to prepare draft 106 Agreement 11.11.05 Letter sent to applicant's solicitors requesting whether their client would like to progress or to withdraw the application 10.5.06
109	05/03108/FUL J & B Property Services Conversion of existing dwelling into four flats	9, Azalea Terrace North, Sunderland	One of the proposed flats shall not be occupied by any person who is in the possession of a vehicle as there is insufficient space within the curtilage of the property to accommodate the required three vehicles	Pending	Memo sent to legal to prepare draft 106 Agreement 27.9.05 Draft Agreement agreed by the applicant 25.1.06
110	05/03341/FUL George Wimpey North Ltd Erection of 3 no. 2 bed flats and 53 no. 3/4 bed houses	Former Washington Village Primary School, Hill Rise, Washington Village Sunderland	To pay the Council by way of a financial contribution £31,5355 towards the provision of off-site play facilities in Glebe Park within 2 years of the completion of the development	24.5.06	Memo sent to legal to prepare draft 106 Agreement 12.12.05 Draft Agreement e-mailed to Wimpey 21.12.05 The applicant has requested the financial contribution to be paid upon commencement of development The financial contribution is to be paid upon completion of the land sale

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
112	05/03023/FUL The Noble Organisation Change of use from D2 to mixed leisure use and external alterations. Ground floor to bars (A4) and first/mezzanine and intermediate floors for use as a nightclub and/or casino (Sui Generis), together with common parts at basement, ground, first and second floors	Former ABC Cinema, Holmeside, Sunderland	The Agreement is required in respect of the following: (1) The premises to be open from 10.00am at the latest on Monday to Saturday and from 11.00am at the latest on Sunday (2) Non-alcoholic hot and cold beverages and substantial food to be available for customers to purchase throughout the above opening hours with last food orders up to 1 hour prior to closing	Pending	Memo sent to legal to prepare draft 106 Agreement 9.1.06 Draft Agreement sent to applicant 14.2.06
113	06/00206/FUL Sunderland Housing Group Erection of 58 dwellings	Land adjacent to Blind Lane, Hawthorne Street, Houghton Le Spring	To pay the Council by the way of a financial contribution £36,134 towards the provision of off-site play facilities in Newbottle play area and £50,000 towards replacement green space at Leyburn Grove within 2 years of the completion of the development	Pending	Memo sent to legal to prepare draft 106 Agreement 20.1.06
115	05/03916/LEG Broseley Homes Limited Erection of 15 two storey dwellings together with garages and associated works (Lyons Garage - Phase 2)	Former Trainers Depot Lyons Garage Colliery Lane	To pay the Council by way of a financial contribution £9,285 towards the provision of off-site play facilities in Hetton Lyons Country Park within 2 years of the completion of the development	1.2.06	Draft Agreement e-mailed to the Local Authority 24.1.06 for comments Agreement signed 1.2.06 Financial contribution paid 7.2.06
116	06 /00795 /SUB S & P Potts Change of use of house in multiple occupation to four self-contained flats (Retrospective)	7, Belle Vue Crescent, Sunderland	The Agreement is required in respect of the following: Two of the proposed flats shall not be occupied by any person who is in the possession of a vehicle as there is insufficient space within the curtilage of the property to accommodate the required four vehicles	Pending	Memo sent to legal to prepare a draft 106 Agreement 23.1.06 Draft Agreement approved by applicant 21.2.06
117	05 / 04474/FUL PHG Developments Ltd Demolition of existing care home and erection of 31 no. apartments in two and three storey blocks. 40 no. parking spaces, hard and soft landscaping, enclosed refuse bin and cycle store areas	Land at Meadowvale Pottery Lane South Hylton Sunderland	To pay the Council by way of a financial contribution £19,871 towards the provision of off site play facilities in South Hylton Playing Fields within 2 years of the completion of the development	6.4.06	Memo sent to legal to prepare a draft 106 Agreement 13.2.06 Draft Agreement e-mailed to applicant's solicitor 6.3.06 Agreement signed 6.4.06 Financial contribution to be paid upon commencement of development Parks, Open Spaces & Ground Maintenance to provide a schedule of works
118	05 / 02934/FUL D Brogan Erection of two storey café/bar following demolition of existing café/bar (amended plan received 8.11.05)	Jazz 15-16 Vine Place Sunderland	The Agreement is required in respect of the following: 1. The premises to be open from 9.30am at the latest on Monday to Saturday and from 10.00am at the latest on Sunday 2. Non-alcoholic hot and cold beverages and substantial food to be available for customers to purchase throughout the above opening hours with last food orders up to 1 hour prior to closing	Pending	Memo sent to legal to prepare a draft 106 Agreement 27.2.06 Draft Agreement received for comments from legal 22.2.06 Draft Agreement sent to applicant's solicitor 6.3.06 for comments

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
119	04 / 01463/FUL Barrat Newcastle Erection of 46 dwellings with associated garages, carparking spaces and roads	John Hellens Contracts Colliery Lane Hetton Le Hole	To pay the Council by way of a financial contribution £29, 486 towards the provision of off site play facilities in a location to be agreed through the production of the Easington Lane Development Framework within 5 years of payment of the financial contribution	Pending	This is a current Public Inquiry against the non-determination of the application 21.3.06 / 22.3.06 The appeal was allowed with conditions 10.5.06 The financial contribution to be paid upon commencement of development
121	05/04680/FUL Sunderland Housing Group Constuction of 40 new dwellings with stopping up highway and change of use to residential development. The re-routing of the existing footpath to the rear of Thames Crescent	Thames and Avon Crescent Chilton Moor Houghton-Le-Spring	To pay the Council by way of a financial contribution £25, 640 towards the provision of off site play facilities in either the recreation site north of Keir Hardy or Dubmire School within 2 years of the completion of the development	Pending	Memo sent to legal to prepare a draft 106 Agreement 22.3.06
122	06/00927/FUL Park Lane Caterers Ltd Demolition of existing building and erection of a three storey building including cellar to provide bistro at ground level restaurant at first floor and conference facilities at second floor level (resubmission)	Coral Bookmakers Park Lane Sunderland	The Agreement is required in respect of the following: 1. The premises to be open from 10-00am at the latest on Monday to Saturday and from 11.00am at the latest on Sunday 2. Non-alcoholic hot and cold beverages and substantial food to be available for customers to purchase throughout the above opening hours with last food orders up to 1 hour prior closing	Pending	Memo sent to legal to prepare a draft 106 Agreement 4.4.06
123	06/01046/FUL Sunderland Housing Group Erection of 2 linked two storey apartment blocks comprising of 10 units with associated bin store and parking	Land at Morland Avenue Columbia Washington	To pay the Council by way of a financial contribution £6,410 towards the provision of off site play facilities in either the Glebe Park or Barmston Primary School School within 2 years of the completion of the development	Pending	Memo sent to legal to prepare a draft 106 Agreement 20.4.06
124	06/01146/FUL Adamson Developments Residential development comprising of 16 no. bedroomed houses, 4 no. 3 bedroomed housezs and 18 no. 2 bedroomed flats with associated parking and creation of new access from Lincoln Avenue	Site of Warwick Garage Warwick Terrace Sunderland	To pay the Council by way of a financial contribution £24,358 towards the provision of off site play facilities in either the Silksworth sports complex within 2 years of the completion of the development	Pending	Memo sent to legal to prepare a draft 106 Agreement 20.4.06
125	06/00381/FUL 06/01897/SUB Shepherd Homes Ltd; Erection of 37 no. 2-3 storey detached and terraced houses and 2 no. 3-4 storey apartment containing 20 no. apartments in total. Together with new vehicular and pedestrain accesses, landscaping and external works	Davenport School Durham Road Houghton Le Spring	To pay the Council by way of a financial contribution £36,537 towards the provision of off site play facilities in either the Old Durham Road or Rectory Park within 2 years of the completion of the development	Pending	A copy of a unilateral undertaking has been sent to legal for comments 10.5.06 which has been received from the applicant Application ref 06/00381/FUL was withdrawn 17.5.06 A new application was received 17.5.06 ref no. 06/01897/SUB

SCHEDULE OF RECENT AND CURRENT SECTION 106 AGREEMENTS

Ref	Applicant / Proposal	Address	Purpose of Agreement	Signed	Chronology
126	06/01708/SUB Bellway Homes (NE) Ltd Stopping up of footpath and change of use to all purpose highway and private housing/garden area. Erection of a residential development to include 21 dwellings (eight semi-detached) with associated access, parking and landscaping works	Land at Former Robertsons Yard and Land to the rear 28, 29, 30 Station Road Penshaw	The Agreement is in respect of the following: (a) To pay the Council by way of a financial contribution £13,461 towards the provision of off site play facilities in either the Barnwell Field or Barnwell Primary School within 2 years of the completion of the development (b) £40,000 for the provision by the Council of a new plantation to replace the existing plantation within the application site and to carry out refurbishment works to other existing plantations within a one kilometre area of the application site (c) To provide a replacement bus lay (covered by a section 38) by and £5,000 for a bus shelter	Pending	Memo sent to legal to prepare a draft 106 Agreement 8.5.06
127	06/01177/FUL Mr Joe Bonallie Proposed demolition of existing garage and out buildings, and erection of 6 apartment blocks and one town house with 22 no retail units	Thirkells Garage Adjacent 26A Stockton Road Sunderland	To pay the Council by way of a financial contribution £14,102 towards the provision of off site play facilities in either Mowbray Park or Backhouse Park within 2 years of the completion of the development	Pending	Memo sent to legal to prepare a draft 106 Agreement 22.5.06
128	06/02115/FUL Central Sunderland Housing Company Ltd; Construction of 120 dwellings comprising of 12 bungalows, 104 two storey houses and four three storey houses with associated public open space and stopping up of highway and change of use to residential development	Site of Parkhurst Road (part), Swiften Drive, Nightingale Close, Pennywell, Sunderland	To pay the Council by way of a financial contribution £72,433 (This is based on the 113 dwellings capable of family occupation and excludes dwellings exclusively designed for the elderly) towards the provision of off site play facilities in either Hylton Playing Fields, King George V Playing Fields or Ford Oval within 2 years of the completion of the development	Pending	Memo sent to legal to prepare a draft 106 Agreement 13.6.06
129	06/02217/FUL Houghton and Hetton Housing Company Ltd; Residential development comprising of the erection of 76 dwellings in three phases, including 20 high care flats and the stopping up and realignment of existing highway (Windsor Crescent)	Land at Hall Lane/Windsor Crescent Houghton Le Spring			
130	87/01445/1 (87/88) 87/01446/1 (87/89) Peel Holdings Plc/Thornfield Investments Ltd; Erection of non food retail development with car parking, service area, fast food unit and petrol/diesel station	Bentall Business Park Glover Industrial Park Washington			

Appendix 10

Staffing Levels

1 Interim Service Manager

1 Deputy Development Control Manager

1 Principal Planner

5 Senior Planners

7 Assistant Planners

2 Part Time Assistant Planners

2 Full Time Temporary Assistant Planners

2 Student Planners

3 Technical Assistants

1 E- Government Co-ordinator 2 Year Contract

1 E-Government Assistant 2 Year Contract

1 Enforcement Team Leader

3 Enforcement Officers

1 Part Time Technical Administrator (Enforcement)

1 Administration Manager

2 Full Time Technical Administrators

2 Part Technical Administrators

3 Full Time Temporary Technical Administrators

3 Clerks

1 ITEC Placement

The Manager is a Fellow of the Royal Institution of Chartered Surveyors.

From the establishment of planning staff, 11 are Members of the Royal Town Planning Institute. One Technical Assistant is a Technical Member of the Royal Town Planning Institute

1 Technical Assistant is a professional member of the Arboricultural Association.

Administration staff are trained to validate planning applications and give limited technical advice, including fees on applications either by telephone or at reception.

One enforcement officer and one technical assistant are due to start Newcastle Upon Tyne University in October 2006 to study for a Masters Degree in Town and Country Planning.

There is currently one vacant student planner post.