

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 28TH JULY, 2009 at
4.30 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Charlton, M. Dixon, Ellis, Fletcher, E. Gibson, T. Martin, Morrissey, O'Connor, Scaplehorn, Wood and A. Wright.

Declarations of Interest

09/02123/REN – Meadow Nursery Cottage, Silksworth Gardens, Sunderland

Councillor M. Dixon declared a personal and prejudicial interest in the application as a Board member of the South Area Parent Support, Meadow Nursery Cottage and withdrew from the meeting prior to consideration of the item.

Apologies for Absence

Apologies for absence were received from Councillors M. Forbes, Copeland, Miller, Tye and P. Watson.

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

The Director of Development and Regeneration submitted a report and supplementary report (copies circulated) relating to the South 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).

09/01069/FUL – Change of use from shop and dwelling house to mosque and social/educational centre (Class D1) and flat (Class C3) to include demolition of rear boundary wall and provision of 3 car parking spaces – 52 Saint Marks Road and 12 Chester Street East, Millfield, Sunderland.

Mr. Mike Mattock presented the report. He advised that given the issues outlined in the report, it was recommended that Members defer the application in order to undertake a site visit to assist in the consideration of the highways issues arising in connection with the development.

Mr. Jonathan Rowson, Senior Solicitor, suggested that in light of the Officer's recommendation, the Committee should adopt a staged approach to the consideration of the application. Firstly, Members should consider the Officer's recommendation to defer the application for a site visit before considering the substantive merits of the planning application. Each speaker would be allowed 5 minutes to make representations in relation to the application and should make specific reference to relevant points Members may wish to consider at a potential site visit.

Mr. Khan spoke on behalf of the applicant and raised the following issues:-

- there would be no more than 50 Members using the facility;
- the premises were being used a place of worship which was a peaceful and quiet form of use. No televisions or radios would be used;
- if the property was used as a shop, that would cause more on-street traffic than the mosque.

Mrs. Matthews and Councillor P. Dixon, as Ward Councillor, spoke against the application and raised the following issues:-

- there had been a blatant disregard to the previous planning decisions of the Council and the Secretary of State;
- the numbers of cars parked on-street outside the premises during a meeting causes a major nuisance;
- the property is adjacent to residential dwellings and the mosque can cause noise many times a day;
- the addition of 3 parking spaces is inadequate given the number of cars that used the premises.

Following a vote regarding the Officer's recommendation to defer the application in order to undertake a site visit, 9 Members voted in favour and one Member voted against, the Officer's recommendation was approved.

1. RESOLVED that

- i) 09/01069/FUL - 52 Saint Marks Road and 12 Chester Street East, Millfield, Sunderland.

The application be deferred for a site visit;

- ii) 09/01678/FUL – Proposed development of a 65 bedroom hotel with external car park and landscaping. Stopping-up of existing footpath within site.

The application be delegated to the Director of Development and Regeneration for determination on or before 7th August 2009 for the reasons set out in the reports and subject to the outcome of the current discussions between the Applicant and English Heritage.

- iii) 09/02123/REN – Renewal of planning permission 08/00366/FUL for the continued use of the premises as a support and advice centre for parents and carers of drug and alcohol users

The application be approved for the reasons set out in the report and subject to the two conditions contained therein.

- iv) 09/02381/LAP – Change of use of premises from D1 (non residential) to mixed use D1 and B1 (business), Hendon Health Centre, Meaburn Terrace, Sunderland

The application be approved for the reasons set out in the reports and subject to the two conditions contained within the supplementary report.

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 June, 2009 to 30th June, 2009.

(For copy report – see original minutes).

- 2. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.