

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 21st APRIL,
2009 AT 4.15 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors M. Dixon, D. Forbes, M. Forbes, T. Martin, Miller, Morrissey, Tye, S. Watson, A. Wilson and A. Wright

Declarations of Interest

There were no Declarations of Interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Blackburn, Ellis, Wares, D. Wilson and Wood

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

The Director of Development and Regeneration submitted a report together with a supplementary report and circulatory 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 report – see original minutes)

08/04691/FUL – Installation of a mezzanine floor to the existing store

Mr Alistair Close spoke on behalf of the Applicant, Asda. He advised that:-

- There would be 35 new part and full time jobs created by the extension.
- There had been consultation held and an in store exhibition. 97 percent of the respondents had supported the proposals.
- The proposals would allow the aisles to be made wider which would improve the environment within the store.
- Staff car parking was to be relocated to a currently underutilised part of the car park. This would increase utilisation of this area and free up spaces in the more popular parking areas closer to the store.
- There would be a travel plan implemented which would help to reduce journeys to the store made by car.

- There would be improvements to the service area and Asda would be happy to accept a Grampian condition to provide parking facilities for delivery vehicles on the verges on the access road.
- On-street waiting restrictions would also be addressed through a planning condition.
- It was his belief that the concerns raised had all been addressed satisfactorily.

The Members expressed concerns over the current parking issues in the area surrounding the store including parking on the roadside along Leechmere Road and parking of service vehicles on the roadside and grass verges outside of the service entrance to the rear of the store. There were also concerns over congestion caused on Leechmere Road during peak times.

Councillor Tye advised that there were concerns over the noise created by service vehicles using Leechmere Road and that environmental health had been involved. Sound recordings had been made but there was no mention of these in the report. He felt that the decision should be deferred to allow the officers to provide further information regarding noise and the highway considerations.

Councillor Miller echoed these concerns and commented that the original report had stated that the highway arrangements to be unacceptable. The current use of verges was a problem for safety and visual amenity. It appeared that the proposals did not comply with Unitary Development Plan, policy T14 – Accessibility of new developments, need to avoid congestion and safety problems arising.

Mr Close advised that the highways comments specifically referred to the home delivery vehicles due to them being parked on Claymere Road, the new plans had sought to address this issue.

The addendum report provided to the committee outlined the new improvements following the recent submission of further information by Asda. The highway improvements sought through the conditions were acceptable. The parking situation would be subject to ongoing monitoring.

Eric Henderson, Engineer, advised that the concerns over Policy T14 had been addressed by the proposed conditions 5, 7 and 8.

The Representative of the Director of Development and Regeneration advised that the recommendation had been made based on new information recently submitted by Asda. He also advised that conditions could only relate to the mezzanine development that was the subject of the application and could not be imposed in relation to the existing store. The application could be deferred to allow all of the new information to be outlined in more detail.

Councillor T. Martin advised that there were alternate routes which would reduce the number of large service vehicles travelling past peoples houses late at night.

Councillor M. Forbes agreed that the decision should be deferred to allow all of the information regarding highways and noise considerations to be fully addressed in a consolidated report.

The Members asked that information be provided regarding the number of additional deliveries which would be expected as a result of the proposed development.

09/00303/LAP – erection of new school to replace existing school. New school to have new sporting facilities, car parking and full range of educational teaching requirement. Existing school to be demolished. (Resubmission)

Councillor Miller advised that he was disappointed with what he considered to be the substandard quality of play provision proposed at the Academy. He also felt that Sport England should not have withdrawn their statutory objection and the Academy should be told of his concerns. In his view, the facilities should be fit for county level sport standard as young people should be given as many opportunities as possible.

1) RESOLVED that:-

- i) 08/03827/FUL – Erection of 16 residential units with associated parking and landscaping with stopping up of highway and change of use to private residential (Amended Description)

The Decision be delegated to the Director of Development and Regeneration to either:

- a. Grant Permission for the reasons set out in the reports and subject to the 14 conditions set out in the circulatory report and subject to the completion of a section 106 agreement by 11th May, 2009 or such other date as agreed by the Director of Development and Regeneration. Or:
 - b. Refuse permission should the legal agreement not be completed by 11th May, 2009 or such other date as agreed by the Director of Development and Regeneration.
- ii) 08/04526/FUL – Erection of an industrial building and installation of 9MZ biomass plant to generate electricity from reclaimed timber.

The decision be delegated to the Director of Development and Regeneration to either:

- a. Grant planning permission subject to appropriate conditions and subject to the satisfactory resolution of the Sequential and exception tests and the subsequent withdrawal of Environment Agency's formal objection by the 1st May, 2009 or other such date as is agreed by the Director of Development and Regeneration. Or:
- b. Refuse planning permission should the Sequential Test and Exception Test not be considered satisfactory by the

Local Planning Authority to enable the withdrawal of the Environment Agency's formal objection by 1st May, 2009 or such other date as is agreed by the Director of Development and Regeneration.

iii) 08/04691/FUL – Installation of Mezzanine to existing store

The decision be deferred to a future meeting to enable further information to be provided regarding the Highways and Noise issues.

iv) 09/00303/LAP – Erection of new school to replace existing school. New school to have new sporting facilities, car parking and full range of educational teaching requirement. Existing school to be demolished. (Resubmission)

Members be minded to grant consent in accordance with regulation 3 of the Town and Country Planning General Regulations 1992, for the reasons set out in the report and subject to the proposed conditions therein and subject to no new objections being received by 23rd April, 2009.

v) A site visit be undertaken to the following planning application set out in the items for information:

(a) 09/00997/FUL – Sunderland Royal Hospital, Chester Road, Sunderland, SR4 7TP at the request of Councillor Morrissey.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st March, 2009 to 31st March, 2009.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) E. GIBSON,
Chairman.