At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY 23rd FEBRUARY, 2010 at 5.00 p.m.

Present: -

Councillor T. Martin in the Chair

Councillors Bell, M. Forbes, Francis, E. Gibson, A. Hall, G. Hall, Heron, Howe, Miller. O'Connor, J. Scott, Wood and A. Wright.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, Chamberlin, Charlton, Copeland, Fletcher, Snowdon and P. Watson

Minutes

1. RESOLVED that the minutes of the meeting of this Committee held on 26th January, 2010 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (North Sunderland) Sub-Committee held on 2nd February, 2010

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 2nd February, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (South Sunderland) Sub-Committee held on 2nd February, 2010

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 2nd February 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 2nd February, 2010

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 2nd February, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

Councillor Wakefield commented that the minutes did not include all of the individual comments and concerns expressed by Members at the meeting in relation to the application. .

4. RESOLVED that the report be received and noted.

Traffic Management proposals at St. Peters Wharf, Sunderland

The Director of City Services submitted a report to inform the Planning & Highways Committee of the objection received to the proposed introduction of parking restrictions and revocation of existing parking restrictions on Howick Road, Bonner's Field, Chandler Road and Palmer's Hill Road.

(For copy report – see original minutes).

Mr. James Newell, Interim Head of Traffic, Road Safety and Parking Manager presented the report and advised that the parking restrictions had been proposed following concerns raised by Northumbria Police and local residents about indiscriminate on-street parking occurring on parts of the streets known as Howick Road, Bonner's Field, Chandler Road and Palmer's Hill Road.

Referring to paragraph 4.1.2 of the report Councillors G. Hall and Wakefield expressed concern that the proposed parking restrictions could cause displacement and migration of on-street parking to other areas. The problem was currently evident around the university and 6th Form College where local residents' drives were being blocked.

Mr Newell advised that any potential parking issues which may arise in other areas as a result of the introduction of the proposals would be monitored and addressed progressively.

The Chairman having thanked Mr. Newell for his report, it was:-

4. RESOLVED that the Committee does not uphold the objection to the proposals and supports the introduction of the proposed traffic management scheme.

Stadium Village Development Framework

The Deputy Chief Executive submitted a report to advise the Committee of the responses received following public consultation on the Stadium Village Draft Development Framework and to seek Committee's comments on the revised Development Framework.

(For copy report – see original minutes).

Mr. Keith Lowes, Head of Planning and Environment introduced the report and advised that the Committee's comments would be reported to Cabinet on 10 March 2010 when agreement will be sought to approve the Stadium Village Development Framework as a Supplementary Planning Document.

Councillor G. Hall concurred with the issues that had been raised during the consultation in relation to problems of match day parking on residential streets. There was a current shortage of available car parking spaces at the Aquatic Centre on match days which would be exacerbated by further development in the area.

With reference to the agreed additional parking spaces adjacent to Black Cat House to be used by Aquatic centre users on non-match days, Councillor Hall advised that there were no traffic signs displayed to publicise this and he requested that the relevant department rectify the situation.

Mr. Lowes agreed to forward the above comments to Cabinet.

In terms of abnormal pressure on parking on match days, Mr. Lowes advised that it would be impossible to provide the number of parking spaces that would be required for those specific days, however it was essential that the available spaces were well managed and that access and use of public transport was encouraged. Match day parking was an issue throughout the city centre and it would not be appropriate to provide a sea of parking that would not be used on a daily basis.

Councillor Wood endorsed Councillor Hall's comments and advised that the Park and Ride facility did not provide the best service.

Councillor Wood noted that any future development proposals at Stadium Village would require a transport assessment and should seek to ensure that public transport was promoted and that non-residential schemes prepare a travel plan. Although public transport to the area was good, Councillor Wood felt that in reality people would be deterred if car parking was not available.

Mr. Lowes advised that the transportation assessment would very much focus on managing existing parking facilities given that football matches only occurred on limited days.

Councillor Francis reminded the Committee of the impact match day parking had on residential roads in the vicinity. For example, residents on the north side of Southwick Road found it impossible to park their cars on the road on match days.

Councillor M. Forbes shared the concerns of Members. She queried the issue of future developments having to justify their own parking and cited the hospital as an example where this had not been the case.

Mr. Lowes advised that parallels could not be drawn between Stadium Village and the previous planning application for the hospital as they were very different situations. The consequences of not adopting the Stadium Village Development Framework as a Supplementary Planning Document would be an uncoordinated approach to the redevelopment of this area and would be contrary to policy (EC5A) in UDP Alteration No 2 for Central Sunderland.

Councillor Forbes agreed that public transport should be encouraged but felt caution should be exercised in forming policies on the basis of people making the move to use public transport. This could potentially jeopardise a facility and any development that followed. Furthermore people attending the Snow Village would inevitably want to take along their own equipment which would be difficult to negotiate on public transport.

Councillor Forbes also commented that any new development needed to take parking considerations extremely seriously. Different types of parking such as under croft should be looked at.

Councillor Heron reminded the Committee that alongside the ARC and other partners, large parts of the City would be undergoing physical regeneration which would include new car parking provision for the whole city.

The Chairman welcomed the proposals for the Stadium Village development framework. He stated that the design was extremely impressive and encouraged sustainable development.

The Chairman having thanked Mr. Lowes for his report, it was:-

6. RESOLVED that the committee note the amended Stadium Village Development Framework and its comments in relation to parking pressures be referred to Cabinet for consideration.

Consultations from Neighbouring Councils on Planning Applications

The Deputy Chief Executive submitted a report to seek the Committee's agreement to a response about to be made to a consultation from a

neighbouring Council about a planning application affecting a site close to the common boundary with the City of Sunderland.

Mr. Keith Lowes presented the report setting out the current consultations and response.

Sunderland City Council was recently been consulted by Durham County Council (Easington Area) on application PL/5/2009/0548, which is an outline planning application for an extension (Phase 2) to Dalton Park Outlet Shopping Centre, Murton SR7 9HU. The quantum / mix of proposed development was as follows:-

- Foodstore (8454 Sq metres)
- Hotel (90 Bedrooms, 3360 Sq metres)
- Cinema (2148 Sq metres)
- Petrol Filling Station (3700 Sq metres)
- Food/Drinks outlets (2105 Sq metres)

The Planning and Retail Report (PRR) indicated in relation to Sunderland that the main impact of this proposal will be on the Morrison's store at Doxford Park - this could be in the order of £7.9m trade diversion (17.4% of trade). The local centre most likely to be affected by the proposals would be Hetton. However, the assessment submitted with the application does not currently address how the proposed development may impact on Hetton

With reference to the 17% diversion of trade from within the catchment area, Councillor G. Hall raised concerns that this could mean a potential loss of jobs.

Mr. Lowes advised that the 17% figure would include 125,000 people who lived in the catchment area.

Referring to the consultation process, Councillor Howe queried what influence the Committee had and what would happen if Members did not agree with the proposed development.

Mr. Lowes advised that Sunderland Council is a third party consultee on the application. The Council could submit representations on the application for consideration by Durham County Council as the relevant planning authority. However, if the Council was to object to the application, it would need to have sound planning grounds for its objection, in particular as an objection from a neighbouring authority could lead to the application being called in by GONE for a public inquiry. At this stage, and in the absence of the additional information regarding the potential impact on Hetton, there did not appear to be reasonable grounds upon which to submit an objection.

Councillor Miller stated that as Dalton Park had been set as a non-food retail development, a new food store would undoubtedly change the focus for shoppers. The impact on the Coalfield was a concern.

Mr. Lowes reminded the Committee that as Sunderland brought new retail schemes forward this would claw people back expenditure and quantify the trade diversion as there would always be constant ebbing and flowing.

7. RESOLVED that the Committee request further information in relation to concerns regarding the impact on the vitality and viability of Hetton Town Centre from the applicant via Durham County Council in relation to application PL/5/2009/0548.

The Chairman then closed the meeting and thanked everyone for their attendance.

(Signed) T. Martin
Chairman.