

At a meeting of the PLANNING AND HIGHWAYS (WEST) COMMITTEE held remotely on TUESDAY 30TH JUNE, 2020 at 5.30 p.m.

Present:-

Councillor Rowntree in the Chair.

Councillors Armstrong, Blackett, Fagan, Lauchlan, F. Miller, Thornton, G. Walker and P. Walker.

Chairman's Welcome

The Chairman advised that she wished to make a statement on behalf of the Planning and Highways West Committee and to take the opportunity to comment on the pandemic which had impacted greatly upon the world and our City of Sunderland.

Over 300 people had sadly passed away in our city due to the COVID-19 virus and the family and friends of those affected had our deepest sympathies.

The Chairman offered the Committee's humble thanks to all of the key workers, fellow Councillors, partners and volunteers who had supported our residents and stepped up in our time of need.

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

There were no apologies for absence.

19/02143/FUL – Demolition of existing buildings and erection of A1 foodstore, access and resurfacing works, car park, servicing and plant area and installation of ATM – Former Penshaw Motor Body Works, Penshaw Bank Top Station Road, Penshaw, Houghton-le-Spring.

The Executive Director of City Development submitted a report (copy circulated) which requested the Committee's determination of planning application 19/02143/FUL. The proposal sought to provide a modern Coop foodstore extending to 418 square metres, 13 customer parking spaces with access taken from Coxgreen Road over an area of unregistered hardstanding.

(For copy report – see original minutes)

The Planning Officer representing the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

The Chairman asked if members had any questions or comments on the report.

Councillor G. Walker stated that he had visited the site when the plans for the proposal first became available and advised that the retaining wall between the existing site and the allotments was in a poor state of repair and in his view, the whole wall needed to be taken down and rebuilt.

In relation to the other remedial works, Councillor G. Walker referred to the tarmacked area proposed and how this would leave an untarmacked area up to the gable end of Percy Terrace and it would be much more satisfactory to have the tarmac extended to this point.

The Planning Officer advised that with regards to the retaining wall, it would be within the applicants best interests to have a retaining wall which was “sound” and whilst the Committee was restricted in just looking at land use in this instance, which was considered to be acceptable, the retaining wall was showing on the site plan and Officers could certainly mention this to the developers and pass on Councillor G. Walkers comments in that respect.

With regards to the tarmacked area, the Highways Engineer advised that when the original application was submitted, they did raise concerns over the suitability of the access, which were improved after discussions. In terms of the area Councillor G. Walker referred to, this was outside of the area the application relates but he was sure Officers could speak with the applicant to request they resurface that area also as it would be in the interests of the retail operator to tidy up the area for its customers.

The Development Control Manager read out a written statement received by the Applicant in which they stated their reasoning for bringing forward the proposal and the benefits they believed this would bring to the local area.

The Chairman thanked Members and Officers for their comments and drew the Committee’s attention to the recommendations as detailed in pages 14-17 of the report. Upon being put to the Committee the recommendation was approved unanimously and therefore it was:-

1. RESOLVED that the application be approved subject to the 12 conditions contained within the report

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

2. RESOLVED that the items for information as set out in the matrix be received and noted;

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

(Signed) C. ROWNTREE,
(Chairman)