

At an Extraordinary meeting of the PLANNING AND HIGHWAYS (EAST) COMMITTEE held REMOTELY on MONDAY 26th APRIL, 2021 at 4.00 p.m.

Present:-

Councillor Butler in the Chair.

Councillors D. Dixon, M Dixon, Doyle, Foster, E. Gibson, Hodson, O'Brien, Scanlan P. Smith, Stewart and D. Wilson.

Declarations of Interest

Declarations of interest were made by Members in respect of the following items of business:-

Planning Application 21/00121/FU4 Land to the North of St. Mary's Way, Former Vaux Brewery Site Plater Way, Sunderland

- i) Councillor Stewart made an open declaration in respect of the application as a Board Member of Siglion and left the meeting at the appropriate point on the agenda, taking no part in any discussion or decision thereon.
- ii) Councillor Hodson made a declaration that he had undertaken discussions on the matter with the Riverside Sunderland Team however he was satisfied that he was able to consider the application with an open mind.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Bewick and A. Wilson.

Planning Application Reference 20/00705/FUL: Demolition of former club building and associated structures. Erection of 5 no. 3 bed homes and 11no. 2 bed bungalows and alterations to access road onto Old Mill Road. Location: Site of the Buffs Old Mill Road Southwick Sunderland SR5 5TP

The Executive Director of City Development submitted a report (copy circulated) in respect of the above application.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

In conclusion members were informed that the application was considered to be acceptable in respect of its land use, ecology, design, highway and drainage engineering considerations, whilst the submission had demonstrated that through the use of appropriate conditions it should ensure a healthy and safe environment in both the construction and operational phases of the development. Significant weight was being given to the housing mix (bungalows) on offer within the development and the ability of the development to deliver affordable homes, whilst recognising that the redevelopment of the existing dilapidated site provided an overall planning gain to the local area in terms of amenity value and choice of product. It was therefore considered that the application was acceptable and was recommended for approval subject to the conditions detailed in the report and subject to the completion of the Section 106 Agreement.

The Chairman thanked the Planning Officer for his presentation and invited questions from Members.

The Planning Officer then addressed questions from the Committee regarding how the developer contribution of £8,629.60 towards the Strategic Access Management and Monitoring measures was calculated, the purchase of the land and the location benefitting from the Section 106 agreement.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

1. RESOLVED that the application be approved subject to the completion of a Section 106 Agreement and to the conditions as detailed in the report.

**Planning Application Reference 21/00038/LP3 Local Authority (Reg 3):
Erection of a new school building, including creation of new access,
landscaping and vehicle parking. Location: Land to West of Silksworth
Way and North of City Way Sunderland.**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above application.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

The application sought planning permission to erect a new school at the site with the proposal including a new access spur from the roundabout on City

Way/Doxford Parkway, associated hard and soft landscaping, parking provision and new boundary treatments. The new school would enable the relocation of Sunningdale Primary School which currently occupied the former Springwell Infant School. The school was built in the late 1940s and had operated as a Special Educational Needs school (SEN) since the late 1980s. The school provided for nursery and primary aged children with severe learning difficulties, profound and multiple learning difficulties and physical disabilities.

Members were advised that the development was considered to satisfactorily address all relevant material considerations and additionally, as required by paragraph 94 of the NPPF, great weight was to be given to the overriding positive benefits of delivering a new educational establishment at a sustainable location.

The Committee's attention was drawn to the circulated late sheet which highlighted additional information provided by the applicant with a view to minimising the number of pre-commencement conditions attached to any decision notice. This additional information had been considered by the LPA and was deemed to be acceptable. Accordingly, it had been considered necessary to revise the wording of conditions 3, (Materials) 4, (CEMP) and 8 (Tree Protection) to reflect this updated position.

At this juncture the Chairman asked the Committee if all Members had been given the opportunity to read the late sheet. Members having confirmed that they had, the Chairman then invited questions on the application. In response to an enquiry from Councillor P. Smith, the Planning Officer explained the nature of the consultation response provided by NWL as detailed in paragraph 3 on page 27 of the agenda papers. In response to an enquiry from Councillor Doyle, the Committee was informed that the site would be designated in the draft A&D Plan as 'white land' and therefore any proposed development would be considered in the context of the land use surrounding it. In relation to questions raised by Councillor Hodson, the Committee was advised that the drop off /pick up system at the school would not impact on surrounding roads as there was sufficient off highway space provided to accommodate any peak time queues. In addition, the Planning Officer advised that Councillor Hodson's suggestion, that the relatively drab north/south frontages would be improved by an artwork, could be raised with the Council's Capital Projects Team during the construction phase.

Councillor E. Gibson stated that as Sunningdale School was situated in the Doxford Ward, it was appropriate that the new school was to be located within the same area.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

2. RESOLVED that the application be approved under Regulation 3 of the Town and Country Planning (General Regulations) 1992, subject to the

conditions set out in the report and the revised conditions 3, 4 and 8 as detailed in the late sheet.

**Planning Application Reference 21/00121/FU4 Full Application (Reg 4)
Detailed planning application for laying of underground data ducts and associated infrastructure, together with creation of and improvements to shared footpaths, erection of lighting columns, handrails, structural reinforcement works, erection of retaining wall, installation of ancillary drainage, street furniture and hard and soft landscaping. Proposals also include improvements to the existing Galley's Gill footbridge, installation of decorative balustrading, installation of associated lighting and associated footpath repairs. Land to the North of St. Mary's Way, Former Vaux Brewery Site, Plater Way, Sunderland**

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

Members attention was also drawn to the Drainage Strategy as detailed on pages 59-60 of the report. The Committee was informed that the finer detail of strategy was still being finalised and therefore if Members were minded to grant the application, it was recommended that this aspect of the scheme was delegated back to Officers. It was anticipated that the outstanding issues would be resolved to the satisfaction of the Lead Local Flood Authority, however in the event that the LLFA were not fully satisfied, the proposals would be referred back to Members before determination.

In conclusion the Committee was advised that the principle of the development would accord with the Development Plan through making a contribution towards policies SP1 and SP2 of the Core Strategy. In terms of material considerations, the proposed development would closely align with the adopted Supplementary Planning Document "Riverside Sunderland" by prioritising and enhancing the safe and efficient movement of pedestrians and cyclists. Finally, in terms of detailed impacts, the proposed development would accord with the relevant Development Plan policies for amenity, design, groundworks, heritage, highways, ecology, landscape and trees.

The Chairman thanked the Planning Officer for his presentation and invited questions from Members.

The Planning Officer then addressed questions from the members regarding, the nature of the improvements to the Galley's Gill Bridge, the timescale for implementation if the application was approved, potential improvements to the walking routes down into Galley's Gill adjacent to both the east and west ends

of the bridge and the superseding of the formally proposed 'Launch' feature by the new Wear crossing.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

3. RESOLVED that the application be approved subject to the draft conditions listed in the report and the resolution of the outstanding aspects of the surface water drainage to the satisfaction of the Assistant Director of Infrastructure, Planning and Transportation, in consultation with the Chairman.

Items for Information

Members gave consideration to the items for information contained within the matrix (agenda pages 68-73).

Councillor Doyle referred to Application 21/00399/FUL 4 Roker Terrace Sunderland SR 6 9NB - Change of use from residential property to children's care home and requested that further down the line, a briefing or further information was provided for the Committee. Councillor P. Smith concurred and suggested that a site visit or map was provided for members unfamiliar with the building.

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

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

(Signed) M. BUTLER
(Chairman)