

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 1st OCTOBER, 2018
at 4.00 p.m.**

Present:-

Councillor Essl in the Chair

Councillors Bell, M. Dixon, English, Jackson, Mordey, Porthouse, Scullion, Waller and Watson

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D. Dixon, Galbraith, Hodson, Mullen, Scaplehorn, P. Smith and A. Wilson.

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

The Executive Director of Economy and Place submitted a report (copy circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy report – see original minutes)

**18/00531/FUL – Change of use from night club (sui generis) to House of Multi Occupation (sui generis) with associated elevational alterations, including replacement UPVC windows, dormer windows to north elevation, rendering and alterations to existing entrance.
255-256 High Street West, Sunderland, SR1 3DH**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

Councillor English commented that on the circulated plans the bedrooms seemed to be quite small; the representative of the Executive Director of Economy and Place advised that the smallest room was 10square metres which was similar to the room

sizes for the previously approved proposal for the property; there was no adopted standard for room sizes in the city however the rooms did meet the standards set out in the interim student accommodation policy.

Councillor M. Dixon welcomed the application and stated that students living in the city centre would help to support businesses within the city centre.

Councillor Porthouse commented that it was good to see that the property would be brought back into use however he was concerned that the property could be used as a hostel; the representative of the Executive Director of Economy and Place advised that the property had previously been awarded planning permission for 9 residential units however there had not been the demand for the accommodation; this new proposal was aimed at the student market and as student accommodation was a sui generis use then any change of use to a non-student use would require change of use consent.

Members having discussed the matter it was:-

1. RESOLVED that the application be approved subject to the satisfactory resolution of the outstanding land contamination matter for the reasons set out in the report and subject to the 4 conditions set out therein.

Items for Information

Having noted that the previously arranged visit for 16/17 The Cedars had been unable to be held it was:-

2. RESOLVED that a site visit be undertaken in respect of 17/00581/VAR – Land Rear of 16 and 17 The Cedars, Ashbrooke, Sunderland

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

(Signed) M. ESSL,
Chairman.