

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 10th JULY, 2018 at
3.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Bell, Hodson, Porthouse, Scaplehorn, Scullion and D. Wilson.

Declarations of Interest

Item 3 (2) Ref No: 18/00380/FUL – 40 Park Avenue, Roker, Sunderland, SR6 9DJ

Councillor Jackson declared an interest in the above matter as the property was located within her street and felt that she had pre-determined the application. Councillor Jackson left the meeting room during the consideration of the item and took no part in any discussion or decision thereon.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Essl.

**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 North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(for copy reports – see original minutes)

17/02446/FU4 – Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description) – The Cheadle Centre, Cheadle Road, Hylton Castle, Sunderland

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

In response to Councillor D. Wilson's enquiry over the impact this would have on parking issues, Paul Bigg, Development Management, advised that that Highways engineers had considered the proposals and it was their conclusion that sufficient parking was available on the site.

With regards to Councillor D. Wilson's query over the Council's 100% control over occupancy, the Chairman introduced the Agent for the scheme, who advised that this meant there would be nomination rights to the Council so that they would have first refusal of properties.

Councillor Porthouse noted that there were no garages on the site and commented that he felt this to be somewhat short-sighted. Councillor Porthouse also queried how they planned to enforce the guarantee of only allowing residents over 55 to occupy the units.

The Agent advised that via nomination rights this would be stipulated through the grant mechanism.

1. RESOLVED that consent be granted for the development under Regulation 4 of the Town and Country Planning (General Regulations) 1992 (as amended) for the reasons as set out in the report and subject to the 16 conditions (to be amended) therein.

18/00380/FUL – Extension to existing rear decking. (Amended plan received on 27.4.18) (RETROSPECTIVE) 40 Park Avenue, Roker, Sunderland, SR6 9DJ

The Chairman having declared her interest, left the room and the Vice Chairman, Councillor Bell assumed the Chair for the following item of business.

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

The Chairman invited the applicant, Mrs Karen Tansey, to address the Committee. Mrs Tansey commented that she and her family had been caused great distress from this process. They had not realised that planning permission had been needed and felt that the angles of the photographs taken were misleading.

Mrs Tansey felt the acts carried out by her neighbours and the officers gathering evidence without consent to enter her property had bordered on harassment.

The neighbours either side had extended their properties first which had led to her family amending their own property. It was beneficial to both parties to erect the fencing and Mrs Tansey did not agree with the statement within the report with regards to the neighbours being against the decking as originally they had stated they were in favour.

Toni Sambridge, Principal Development Management Planner advised that the Committee could only determine the application that was in front of them and not the extensions of previous applications and whilst they appreciate the concerns the

applicant had expressed, the officers recommendations remained that dealing with the material considerations involved in this instance the scheme was deemed to be inappropriate.

Councillor Hodson commented that he acknowledged precedent wasn't a planning issue but the photos clearly showed that the decking had always been present, therefore queried what alternative scenarios the applicant could implement.

Ms Sambridge advised that should the application be refused as per officer recommendation then the applicant could appeal to the Planning Inspectorate.

2. RESOLVED unanimously that the application be refused for the reasons as set out within the report.

Councillor Jackson was re-admitted to the meeting and assumed the Chair.

18/00781/LP3 – Provision of a lectern mounted commemorative plaque and viewing platform area to the North West elevation of the Northern Spire bridge, consisting the realignment of earthworks/landscaping previously approved under the previously approved planning application Ref 14/01199/LVA & 09/04661/LAP and facilitates the provision of an access footpath rising from the recently realigned Timber Beach Road up to the viewing platform overlooking the southern aspect of the Northern Spire bridge – Northern Spire Bridge, Wessington Way, Timber Beach Road, Hylton Park Road, European Way and Groves Coles Site, Sunderland, SR4 6UG

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

Ms Sambridge advised of a slight amendment to Condition 2 within the report to include an additional Plan.

Councillor Hodson requested some assurance on the quality of the design/materials.

Councillor Porthouse enquired as to the detail that would be included on the plaque.

Ms Sambridge advised that the Northern Spire Project Board would determine the content of the plaque and advised that she would add conditions relating to the detail and materials involved.

3. RESOLVED that Members grant planning permission in accordance with Regulation 3 of the Town and Country Planning General Regulation 1992 subject to the two conditions contained within the report and the additional conditions in relation to the design content and materials to be used.

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

(Signed) J. JACKSON,
Chairman