

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 6TH OCTOBER,
2009 at 4.30 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors Copeland, M. Dixon, Ellis, Fletcher, M. Forbes, Miller, O' Connor and
A. Wright

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were received from Councillors Ball, Charlton, T. Martin,
Morrissey, Scaplehorn, Tye, P. Watson and Wood.

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

The Director of Development and Regeneration submitted a report, supplementary
report and circulatory report (copies 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 the Regulations
made thereunder.

(For copy reports – see original minutes).

**08/04460/FUL – Erection of 4 dwelling houses with associated access taken
from Barton Park – Land to the rear of Tunstall Terrace, Ryhope, Sunderland**

Danielle Pearson, Senior Planner, presented the report and advised Members that it
was the Officer's recommendation to defer the application as it had now been
confirmed that the application site included a section of highway which would require
a stopping-up order. Accordingly, the application would need to be re-advertised to
include the proposed stopping-up of the highway.

Councillor O'Connor requested that a site visit be undertaken to consider the highways and amenity issues.

1. RESOLVED that the application be deferred pending further consultation and to enable a site visit to be undertaken.

09/01969/SUB – Demolition of existing cottages and erection of a brain therapy unit with respite care facilities unit – Sycamore Lodge, Nookside, Sunderland, SR4 8PQ

Councillor M. Forbes enquired if there were enough bays to enable staff and residents/ users to park at the facility.

Mrs Pearson advised that the on-site parking provision was considered to be satisfactory for the development.

2. RESOLVED that the application be approved for the reasons set out in the reports and subject to the 24 conditions listed in the main agenda report and the two additional conditions contained within the supplementary report.

09/02070/FUL – Erection of care home with associated access – Site of former Ford and Hylton Lane Social Club, Poole Road, Pennywell, Sunderland

Councillor M. Forbes welcomed the redevelopment of the site in principle but expressed her concerns as to the adequacy of the car park provision and the apparent departure from recommended guidelines for the layout and design of care homes.

Councillor M. Forbes also queried whether the scale of the development could be reduced.

Mrs Pearson advised that the Officers had consulted with the applicant on these points. However in order for the development to be viable and to achieve the redevelopment of the entire site, a minimum of 68 bedrooms was required. Mrs Pearson stated that the development was considered acceptable on balance. She also advised that the regeneration benefits from the proposed development were an important material consideration.

Eric Henderson, Engineer advised that the parking provision was considered acceptable given the nature of the proposal, the fact the site has good transport links, the proposal to promote a travel plan and the availability of on-street parking provision in the locality.

Councillor Miller also expressed concern over the lack of amenity space within the development but believed that the regeneration benefits of the proposal outweighed this lack of open space.

3. RESOLVED that the application be approved for the reasons set out in the reports and subject to the 17 conditions contained within the circulatory report and an additional condition regarding the submission of boundary details.

09/02501/LAP – Change of use of vacant industrial estate incorporating 8 No. units as a grounds maintenance depot, to include new roller shutter doors, windows, CCTV cameras and new access gate.

4. RESOLVED that the application be approved for the reasons set out in the report and subject to the 4 conditions contained therein plus an additional condition regarding the location and operation of the proposed CCTV cameras.

09/02913/SUB – Redevelopment and extension to existing store, service area and adjacent retail units with associated works to car park and landscaping (RESUBMISSION).

Councillor M. Dixon enquired if a reason had been given by the Applicant for the request for an extended period of 5 years, rather than the standard 3 years, to implement the proposed development.

Ms Pearson advised that this request was due to the current economic climate and the fact that initial site remediation works were required.

Councillor M. Forbes enquired how many additional car park spaces had been included in the proposal.

Mr Henderson advised that there would be a net increase of 69 spaces at the store as a result of the development and that the parking provision satisfied the national parking guidelines for retail development.

Councillor M. Forbes expressed concern that in her view the store's Car Park was already approaching full capacity but was happy to see that a proposal to reduce the speed limit on Silksworth Lane was to be considered. She also queried the accuracy of the accident numbers referred to in the report as she believed there had been more accidents on this road.

Councillor M. Forbes also raised concerns over the access from St Christopher's Road and the potential for an increase in traffic as a result of the development.

Mr Henderson advised that the accident figures had been provided by the Transport Assessment and were considered to be accurate. Further, it was not considered that the extension of the store would lead to a significant increase in traffic on the adjacent highway network.

5. RESOLVED that the application be approved for the reasons set out in the reports and subject to the 26 conditions contained within the circulatory report.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st August, 2009 to 31st August, 2009.

(For copy report – see original minutes).

Councillor Miller referred to the successful appeal against the Committee's previous refusal of planning permission in relation to land at Flodden Road, High Ford and the associated costs award, and enquired how much the Council would have to pay in costs to the developer.

Keith Lowes, Head of Planning and Environment advised that the developer had not yet notified the Council as to the amount of its claim but in his view this claim could be in the region of £30,000.

Councillor Miller commented that officers were there to advise Members of the Committee, and as the Officers' advice had not been followed and this had led to the Council being liable to pay costs, those Members who had voted to refuse planning permission should apologise to the taxpayer.

Councillor M. Forbes commented that the risk of costs should not be a defining factor in determining a planning application and that the decision of the Committee had been based on a principled objection on planning grounds to the development.

Councillor Ellis commented that she would not apologise and that she believed in democracy.

Councillor A. Wright commented that he would not apologise as he believed the Committee's decision was based on reasonable planning grounds.

Councillor M. Dixon agreed with Councillor A. Wright and commented that he considered Councillor Miller's comments to be a little hasty.

(Signed) E. GIBSON,
Chairman.