

At an extraordinary meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 25th MARCH 2024 at 4.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Curtis, Dixon, Foster, Haswell, Herron, Peacock, Scott and Warne.

Declarations of Interest

Planning Application 23/02397/HY4 – Land East and West of the Southern Side of the Northern Spire Bridge and South of Paul Watson Way, Sunderland

Councillor Haswell made an open declaration that as set out in the committee report he had made preliminary comment on the application as a ward councillor; that he had made preliminary comments to the press welcoming the proposal and had attended a ward meeting where representatives from Fulwell Cain were in attendance, but he retained an open mind on the planning merits of the application.

Councillor Dixon made an open declaration that he sat on the Economic Prosperity Scrutiny Committee which had considered a report on Screen Industries in the city. He had made preliminary supportive comments at that meeting but retained an open mind on the planning merits of the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Morrissey

Planning Application 23/02397/HY4 – Hybrid planning application for the creation of a film and tv studios to include the following: Detailed planning approval for the erection of soundstages with attached office buildings, production workshops, a gateway building containing security checkpoint, hospitality and administrative facilities, a multi storey car park, a substation, a waste recycling centre, ancillary structures including for the storage of bins and cycles, with associated earthworks, site accesses, drainage, landscaping and infrastructure provision. Outline planning approval (matters reserved: scale, layout, appearance and landscaping) for film and tv studio uses including sound stages, production offices and production workshops with

ancillary hospitality and administrative facilities, ancillary buildings/structures including for substations, waste and cycle storage; the conversion of the red brick building into a technical education academy associated with the tv and film industry; a vendors village to provide offices and warehousing for supporting businesses; multistorey car park; the demolition of all other buildings on site; with site accesses, earthworks, drainage, landscaping and infrastructure provision. Temporary planning approval for 'meanwhile uses' associated with backlots (external filming areas) including temporary structures and infrastructure.

Land East and West of the Southern Side of the Northern Spire Bridge and South of Paul Watson Way, Sunderland

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

(for copy reports – see original minutes)

The Chairperson gave time for everyone to read the supplementary report.

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

The Chairperson thanked the Officer for their report and invited questions or comments from Members.

Councillor Haswell queried the enforceability of the traffic management plan set out in condition 32 and also referred to a likely typographical error within the hours for deliveries. The representative of the Executive Director of City Development advised that the approval of the traffic management plan meant that the developer was committed to using the routes set out in the plan and also agreed to correct the typographical error so that the time for deliveries was set out correctly.

Councillor Haswell then referred to the junction improvements set out in condition 33, specifically for St Luke's Road and Westmoor Road. The Highways Engineer advised that there would be a small number of minor alterations to junctions and that consultation would be undertaken with ward councillors before any works took place.

Councillor Haswell then referred to condition 48 and asked what monitoring would be done to ensure that job opportunities were provided to local people. The representative of the Executive Director of City Development advised that the monitoring of the successes of the management plan was key and that regular reports were required to be submitted.

Councillor Peacock queried what consideration had been given to the relocation of the climbing centre. The representative of the Executive Director of City Development advised that this was outside of the scope of the

application so had not been given consideration as part of the considerations for this application.

Councillor Dixon asked for confirmation that the mud flats would not be affected by the development and also whether consideration had been given to the installation of swift boxes and peregrine platforms to protect the bird population. The representative of the Executive Director of City Development advised that the protection of the mud flats had been a key consideration for the Ecologist; both during construction and operation of the site. They had been satisfied that there would be not unacceptable impact on the mud flats by the development as long as the appropriate conditions were included. There was a submission that stated a biodiversity net gain could be achieved by the development. There had not been any feedback received to show that swift boxes or peregrine platforms were required however he agreed to raise this suggestion with the Ecologist.

Councillor Dixon then referred to the Sports Mitigation Strategy and asked how the locations for development of cricket and youth football pitches, at Silksworth and Hylton Road respectively, had been decided upon and also how the costs had been worked out. The representative of the Executive Director of City Development advised that the costs had been provided by colleagues from Sports and Recreation and that the specific mitigation recommendations had identified the locations as being most suitable for investment; the cricket pitches at Silksworth were currently significantly overplayed.

Councillor Scott commented that this was the most eagerly anticipated proposal he had seen in his time as a councillor. It would be the jewel in the north east's crown and would provide 8000 local jobs.

Councillor Haswell stated that this was a wonderful development which was in his ward which was one of the most deprived in the city. He welcomed the opportunity for apprenticeships for young people in the ward.

Councillor Dixon stated that this was the biggest application he had seen in a number of years sitting on planning committees; the matter had previously been discussed by the Economic Prosperity Scrutiny Committee where the benefits for the city including young people being more likely to remain in the city to study and work had been highlighted.

Councillor Warne stated that this was the most exciting thing he had seen for the city in his time as a councillor and that it gave the city an opportunity to transform itself.

Councillor Peacock referred to the economic benefits to the city of Nissan's arrival in the 1980s and stated that this development would provide a similar long term benefit to the city.

Councillor Curtis thanked everyone involved for their investment in the future of the city.

The Chair expressed her delight at the application which would help to keep creative talent in the city.

The Members of the Committee thanked the planning officers for their hard work on the application.

There being no further questions or comments, it was:-

1. RESOLVED that consent be granted under Regulation 3 of the Town and County Planning General Regulations 1992, subject to the draft conditions set out in the supplementary report and subject to the completion of a legal agreement to secure off site sports pitch mitigation measures.

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

(Signed) M. THORNTON
(Chairperson)