

PLANNING AND HIGHWAYS COMMITTEE

AGENDA

Meeting to be held in COMMITTEE ROOM 2, CIVIC CENTRE on Tuesday, 19th March, 2019 at 5.30 p.m.

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	
2.	Apologies for Absence	
3.	Minutes of the last meeting of the Committee held on 7th November, 2018 and the extraordinary Committee held on 29th January, 2019 (copies attached)	1
4.	Report of the meeting of the Development Control (North Sunderland) Sub Committee held on 30th October, 2018, 17th January and 5th February, 2019 (copies attached)	13
5.	Report of the meeting of the Development Control (South Sunderland) Sub Committee held on 29th October, 26th November, 17th December, 2018, 4th February 2019 and the extraordinary meeting on 18th February, 2019 (copies attached)	19

6. **Report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub Committee held on 27th November, 2018, 5th February and 5th March, 2019** 34

(copies attached)

7. **Sunderland Heritage Action Zone Partnership Grant Scheme** 41

Report of the Executive Director of Economy and Place

(copy attached)

Elaine Waugh,
Head of Law and Governance,
Civic Centre
SUNDERLAND

11th March, 2019

Item 3

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in COMMITTEE ROOM 2 on WEDNESDAY, 7th NOVEMBER, 2018 at 5.30 p.m.

Present:-

Councillor Scullion in the Chair

Councillors M. Dixon, English, Farthing, I. Galbraith, Haswell, Jackson, Johnston, Lauchlan, Mordey, Porthouse, Rowntree, Scaplehorn and P. Walker.

Declarations of Interest

Community Parking Management Scheme (CPMS) Delivery Procedure

Councillors English and Porthouse made open declarations that whilst they had been campaigning for such schemes to be introduced, they still retained an open mind on the delivery of the proposals.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Francis, Hodson, Mullen, P. Smith, Williams and D. Wilson.

Minutes of the last meeting of the Committee held on 10th October, 2018

1. RESOLVED that the minutes of the last meeting held on 10th October, 2018 be confirmed and signed as a correct record.

Report of the meeting of the Development Control (North Sunderland) Sub Committee held on 2nd October, 2018

The report of the meeting of the Development Control (North Sunderland) Sub-Committee held on 2nd October, 2018 (copy circulated) was submitted.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

Report of the meeting of the Development Control (South Sunderland) Sub Committee held on 1st October, 2018

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 1st October, 2018 (copy circulated) was submitted.

(For copy report – see original minutes)

3. RESOLVED that the report be received and noted.

Report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub Committee held on 2nd October, 2018

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 2nd October, 2018 (copy circulated) was submitted.

(For copy report – see original minutes)

4. RESOLVED that the report be received and noted.

Community Parking Management Scheme (CPMS) Delivery Procedure

The Executive Director of Economy and Place submitted a report (copy circulated) reviewing the existing Community Parking Management Schemes (CPMS) and the methods of delivery used for future CPMS. The report also set out a proposed CPMS investigation procedure and a method to ascertain the level of local public support.

(For copy report – see original minutes)

Stephen Dixon, Engineer, presented the report and was on hand to answer Members queries.

Councillor Haswell commented that the proposed streamlining of the process was welcome but he had received comments from residents that it had been slowed down due to the legal process and enquired if this would be made simpler through this procedure.

Mr Dixon advised that whilst the schemes would always attract objections it was hoped that through working with residents and local councillors these objections could be reduced, helping to speed up the process, but the legal process would remain the same.

In response to Councillor Haswell's query, Mr Dixon advised that it was possible to reach out to business as once they had met with the initial working

groups, they would discuss Membership and take on board any suggestions as to who should be included in such discussions going forward.

Councillor Galbraith commented that he had attended residents meetings with regards to such schemes and the residents associations had been vital in getting them off the ground. A number of residents voted against schemes due to misunderstanding the terms and conditions which the associations were able to better educate over and reduce the number of objections. Councillor Galbraith also welcomed the streamlining of the process but residents were concerned about the legal and governance delays.

Councillor Galbraith also referred to schemes in which 49% had voted for, 49% voted against and 2% had abstained and queried if there was scope for flexibility to go back to the particular street that had abstained and consult with the residents.

Mr Dixon advised that there were always opportunities for further consultation and Officers would do this but sometimes difficult decisions had to be made when such stalemate scenarios occurred.

Councillor Mordey commented that these were excellent schemes and they were only ever introduced in the city when a majority of the residents requested them. Councillor Mordey also requested that the scheme in Hendon be changed so it refers to East End and not High Street East.

Councillor Porthouse welcomed the report and the schemes commenting that parking was such an emotive issue that the beauty of such schemes were that the residents got to decide on the implementation or not.

Councillor Porthouse also enquired as to how surveys were carried out on streets which already had road traffic order restrictions implemented. Mr Dixon advised surveys were usually carried out at 6am, midday and on an evening to show the pattern of residents parking.

Councillor M. Dixon wished to commend the Officers for first class contact with Councillors and the way they had consulted with the public. The schemes and process showed flexibility so that the systems were working.

Councillor English suggested that the Moorside scheme would be wise to include Burdon Vale. Mr Dixon advised that the streets to be included were brought up through intelligence but when the working group was convened they would be able to consider which areas to include/consult in the overall scheme.

Councillor Porthouse commented that due to the success of businesses in Doxford/St Chads, other wards had suffered and as responsible Councillors it was a balancing act to ensure the correct schemes were used. Mr Dixon advised that they did hope to open discussions with businesses during working groups and they could look at changing the times of operation for schemes if that was what investigations brought to light via consultations.

Full consideration having been given to the item, it was:-

5. RESOLVED that:-

- (i) Officers to continue with the implementation of the University & Millfield Area CPMS. Howick Park CPMS, Seaburn Amendment and Ashbrooke Thornholme (Hendon) Phase 2.
- (ii) Agreed the CPMS investigation procedure in terms of assessment technique and qualifying criteria contained within the report to ensure resources were targeted to the most suitable areas.
- (iii) Agreed the procedure for assessing the community support through public engagement and vote, using the 2 Community Support Tests identified in Section 4 and 5 of the report.
- (iv) Agreed that, subject to available funding, resources and satisfactory completion of all statutory procedures, it would be reasonable to deliver 1-2 discrete CPMS's per year over an 18 to 24 month period.
- (v) Agreed the priority list as recommended in the report, to take forward to future introduction on site as CPMS areas.

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

(Signed) A. SCULLION
(Chairman)

At an extraordinary meeting of the PLANNING AND HIGHWAYS COMMITTEE held in THE COUNCIL CHAMBER on TUESDAY, 29th JANUARY, 2019 at 5.30 p.m.

Present:-

Councillor Scullion in the Chair

Councillors Bell, Chequer, Francis, I. Galbraith, Haswell, Hodson, Johnston, Lauchlan, Mullen, Rowntree, Scaplehorn, P. Smith, Speding, P. Walker and Watson.

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors M. Dixon, English, Farthing, Jackson, Mordey, Porthouse, Williams and D. Wilson.

Reference from Development Control (North Sunderland) Sub-Committee

Planning Application Reference: 18/00609/FU4

Development of 64 dwellings along with access, landscaping and other ancillary development. (Amended Site Area: Plans and Information received 12.09.2018) – Land North of Seaburn Camp, Seaburn, Sunderland

The Executive Director of Economy and Place submitted a report (copy circulated) to consider the planning application seeking planning permission for the construction of 64 detached dwellings with associated access and landscaping and an area of Suitable Alternative Natural Greenspace (SANG)

(For copy report – see original minutes)

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.

Councillor Francis referred to Page 9 of the report and in particular the reference to Policy 7 that states permission for other uses on open space would only be granted if alternative green space provision can be provided to replace this provision. Councillor Francis enquired where the alternative land would be.

Ms Vicky Rising, Principal Planning Officer advised that there was no alternative land as they would be upgrading the land in question.

Councillor Francis referred to Page 14 of the report with regards to the access/egress at South Bents. Residents had made many requests for traffic lights as it was dangerous exiting and requests for more detailed surveys to be undertaken.

Paul Muir, Group Engineer advised that in terms of the application, Network Management had insisted the developer undertake a transport assessment early in the year and then additional sensitivity testing outside of school periods. Findings showed that whilst it doubled the amount of trips through that junction, it confirmed that the junction would work.

In response to Councillor Francis request for the numerical data relating to the Haul Road, Mr Muir commented that the Developers Agent may be able to add more detail but they could use residential roads as a construction route and this proposal had been included as a more acceptable alternative.

Ms Sandra Manson, Agent for the Developer advised that the figures provided were based on comparable sites and the Haul Road was offered by Miller Homes to address residents' concerns and had been offered as betterment. This would be managed under the Environmental Management Plan along with Traffic movements, pedestrian activities and Health and Safety, all set out and discharged in accordance with the Local Authority,

With regards to the Parklife program, Councillor Francis commented that there was no provision near Fulwell and enquired why Fulwell was being ignored.

Ms Rising advised that the sites for the Parklife program had been a strategic decision to serve the full city and Fulwell had not been ignored as this proposal would have no detriment to the pitch provision in the area.

Councillor Francis referred to the £236,000 Section 106 contributions and enquired why there was no money being dedicated to Fulwell Schools. Ms Rising informed that a Children's Services Advisor had been consulted with and due to the terms of Section 106, all contributions cannot be put into one area and are subject to pooling.

In response to Councillor Hodson's query with regards to road signage for the new estate, Mr Muir advised that the developer would not be responsible for

providing or replacing signage if needed, this would be a Council responsibility.

Councillor Hodson raised concerns over the residential amenity and the closeness of the development to South Bents. It was felt that South Bents was a distinctive area and as objectors had stated, the proposal changes the character effectively merging South Bents into Seaburn and this didn't seem to have been taken into consideration in the report.

Ms Rising advised that the application provides the opportunity to square off the area and does not change the character of South Bents rather than extend the area.

In terms of the proposed Siglion development, this was on the other side of Seaburn recreation ground therefore there was no risk of the two sites combining.

Councillor Haswell referred to the pooling of section 106 contributions and highlighted a similar development in which the contribution had been given directly to the applicable school. Ms Rising informed that they have to take the advice of the Children's Services experts, who had requested the contributions be diverted to North Sunderland, which included Fulwell as it would depend on the need at any given time and Children's Services direct those resources on a more informed basis.

Councillor Francis commented that Fulwell had one school building that was 100 years old and a second that was 50 years old therefore were in need of additional contributions. The Chairman advised that the Officer had clarified this was the responsibility of Children's Services to determine.

Councillor Haswell referred to the Haul Road and the high to medium risk of flooding and queried what the likelihood was of having to direct construction traffic onto the main routes.

Ms Manson advised that there would be an Environmental Management Plan developed with the contractors to look at the management of surface water, the detailed plan would come before the authority for approval.

The Chairman introduced Mr Bob Latimer who wished to speak in opposition to the proposals. Mr Latimer advised the Committee of his background as a retired mechanical engineer and claimed he had overwhelming evidence that the sewerage network did not have the capacity to serve the proposed development.

Mr Latimer commented that the report stated Northumbrian Water had been consulted and repeated the same claim from 2001 that there was sufficient capacity, a claim which the European Court of Justice investigated in 2012 and found to be in breach.

Mr Latimer commented that 300,000 tonnes of untreated sewage was discharged into the sea and asked Councillors to think of the environment and safety of the Sunderland residents and to reject the application until a full independent inquiry could be carried out on the sewage systems in Sunderland.

The Chairman introduced Ms Kathleen Thompson who wished to speak in opposition to the proposals. Ms Thompson commented that the land in question had been gifted to the people of Sunderland for recreational purpose/sporting activities and was used by residents every day for this.

Ms Thompson commented that should this application be approved, there would be a risk of Seaburn being transformed into a housing estate with 279 dwellings proposed within the Seaburn Masterplan she felt the cumulative impact needed to be considered.

Ms Thompson commented that she felt there had been no transparency in relation to meetings held between individuals and raised issues with regards to the implementation of the SANG.

Ms Thompson concluded residents wanted the area to be a resort and requested the Council not spoil this by building more houses.

The Chairman introduced Mr Michael Hartnack who wished to speak in opposition to the proposals. Mr Hartnack referred to the SANG area and commented that this land was owned by Sunderland City Council and was not situated on Seaburn Camp. He also advised that the land was not accessible as it suffered from floods for 5-6 months of the year and the report had no mention of any covenant to transfer the Land from the Council to Miller Homes for the SANG area.

Mr Hartnack commented that the 279 residential units proposed in close proximity were actually closer than shown on the plan and raised safety concerns with regards to the South Bents Junction as he believed Members were being misled by the Network Management Team over the marked crossing points in the estate.

Mr Hartnack also suggested that the traffic surveys had been carried out at inappropriate times, with roads excluded and also advised that the Seaburn Camp was not a caravan storage site but housed a well-loved caravan fraternity.

The Chairman introduced Ms Val Derbyshire who wished to speak in opposition to the proposals as her property was located on the corner where the proposed haulage road would be implemented.

Ms Derbyshire raised concerns over the accuracy of the plans as they did not account for a previously built extension on her property and the omission of garages in the area, therefore she felt the reports claim of 22 metres distance was misleading.

Ms Derbyshire referred to the noise and the time to build the properties and queried why there was no request for noise assessments as the road would pass right next to her property.

With regards to drainage, Ms Derbyshire advised that the drainage ditch was to be built near her property and she suspected that the levels of the land and slope had not been taken into consideration.

Ms Derbyshire concluded that she felt not enough work had been done on this and that the application should be rejected as it was the wrong development for this area.

The Chairman introduced Mr John Shield who wished to speak in opposition to the proposals. Mr Shield raised queries over the construction traffic which would use the gate pillars presently there and as the wall was 1.8metres high, traffic approaching would be unable to see traffic. Large vehicles would find it impossible to turn onto the access route and find it similarly difficult to exit without encroachment.

Mr Shield commented that they must expect severe disruption for incoming traffic when waiting for construction traffic to turn and the report had no mention of control measures/right of way for users.

Mr Shield referred to the capability of the junction and the 279 houses (344 in total) proposed and felt it was foolish to think that these developments would not be connected in future.

The Chairman introduced Mr and Mrs McConnell who wished to speak in opposition to the proposals. Mr McConnell believed there were conflicts of interest involved which needed to be properly investigated first. Mrs McConnell referred to the plans to develop sports fields in areas such as Washington and queried why money would be spent on such projects when we already had this playing field in Seaburn that was going to be given away for housing.

The Chairman introduced Councillor Beck who wished to speak in opposition to the proposals as Ward Councillor for the area. Councillor Beck commented that the road in question did get very busy and during such events as the Airshow and Illuminations, people would be blocked in creating turmoil. Councillor Beck advised that she wished for the green field to remain and that she was against this proposal, agreeing with the objectors.

The Chairman introduced Mr Jeroen Pichal who wished to speak in opposition to the proposals. Mr Pichal referred to the sewage in the development and his belief that Northumbrian Water had no understanding of the situation or which manhole covers were connecting the dwellings as the one stated in the report led straight to the storm interceptor, built for storm overflow only.

Mr Pichal also suggested that the representations submitted by the Archaeologist were incorrect in offering no objections as local historians had confirmed that no work should commence until studies were carried out as the area was confirmed to be of archaeological interest.

Ms Rising referred to the gifting of the land and advised that this was covered within the report; it was not relevant to the determination of the planning application as this would be a civil matter between the developer and the land owner.

With regards to a cumulative effect, it was not possible to show this and should the application be rejected on those grounds then the Planning Inspectorate would immediately overturn the decision.

Ms Rising commented that the SANG would be subject to a Construction/Environmental Management Plan which would show how it would work and how it would be available for use. In relation to standing water in the SANG, there was no development proposed in the SANG.

In respect of the Archaeological comments, Ms Rising advised that trowel trenching had already been done on the land and the archaeologists had submitted their findings in writing that no further work was required.

Ms Rising acknowledged the clarification that the site was a Camp site and not a storage site.

In relation to Members conflicts of interests, Ms Rising advised that this was not for Officers to comment on but any supposed meetings that took place were not part of Officers consideration when determining the recommendation for this application.

With regards to vehicle movements and disturbance, if Members considered the inclusion of the Haul Road to be too problematic then the proposal could be removed from the application and the main routes used.

Ms Rising advised that she would defer to the representative from Northumbrian Water in relation to the sewage but they had indicated that the system was able to be connected to the current systems in place.

The Chairman introduced Mr Les Hall of Northumbria Water to address the Committee. Mr Hall advised that he had 37 years of experience and could confirm that there was satisfactory foul water and that this would not be discharged into the sea. Mr Hall apologised if there was an error with regards to the specific manhole number listed in the report and he would have that double checked.

Mr Hall also confirmed that this could be dealt with by condition with the Drainage Plan.

With regards to the concerns raised by Mr Latimer, there had been £10 million of improvements made to the sewage network and there were no issues expected with sewage from the estate with flows not discharging direct into the sea and the European Parliament legal proceedings were not relevant to this proposal.

Paul Armin, Flood and Coastal Group Engineer informed the Committee of the specifications of the storage basins and side slopes and advised that it was their judgement that the proposal would not cause flooding on the estate.

In respect of the traffic concerns raised, Mr Muir acknowledged that the development would increase traffic but going back to the assessments carried out it was shown that the junction would be able to cope without issues. The assessments were taken in January/February during school holidays and additional sensitivity tests of the junction were taken in June, outside of school holidays.

There was provision for the safety of pedestrians with footways present for crossing points. The Haul Road access concerns were noted and the proposal offered up by the developer was an alternative to using South Bents Avenue.

With regards to Seafront Events, these were managed by the Local Authority via road closures and were not relevant to this application.

At this juncture the City Solicitor advised that Councillors Francis and Scaplehorn, who had left the meeting during part of the representations given, would not be able to take part in any subsequent vote on the decision.

Ms Rising read out a late submission from Ms Allison Hicks who had objected to the proposals. In response to the submission Ms Rising referred to previous statements that the status of the ownership of the land was not a material planning consideration.

The Chairman introduced Ms Sandra Manson, the agent on behalf of Miller Homes, to speak in favour of the development. Ms Manson commented that a great deal had been raised during presentations which she could not address all in the time allocated but was happy to respond to any questions.

Ms Manson advised that they had worked with the University and Local Authority to provide a report that was full and robust with the proposal having received no objections by the statutory consultees.

The site was included in the SHLAA and following initial advice the University selected one developer to bring forward the proposal who then commenced engagement with the community. The scheme responded to concerns raised by residents in the area, addressing surface water issues, the retention of major trees on site resulting in respectful boundaries. This approach also resulted in the reduction in number of houses to be built from 114 to 64 dwellings.

The traffic assessments carried out went beyond the level required and mitigation was provided for the loss of open space with Section 106 contributions to provide improvements.

Ms Manson commented that this scheme provided executive housing in the area, which was an identified need in the SHLAA.

In response to Councillor Hodson's query over an objectors suggestion that Cabinet Members had already pre judged the application in previous meetings, The City Solicitor advised that it was up to individual Councillors to decide if they had pre judged the application but all Members were free to determine the business put forward at this meeting if they still retained an open mind.

Full consideration having been given to the item, the application was put to the vote with 10 Members voting in favour and 3 Members voting against it was therefore :-

1. RESOLVED that Members be minded to grant consent under Regulation 4 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the draft conditions set out within the report and subject to the completion of a legal agreement under the provision of Section 106 of the Act. The approval was also subject to confirmation of no objection from Natural England and non-intervention from the Secretary of State

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

(Signed) A. SCULLION
 (Chairman)

Item 4

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 30TH OCTOBER, 2018 at 3.45 p.m.

Present:-

Councillor Jackson in the Chair

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

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Francis.

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)

18/00823/REM – Reserved matters to previously approved outline application 14/00292/OUT – Approval sought for Appearance, Landscaping, Layout and Scale (for 118 dwellings). (Amended Description) Land at Castletown Way/Riverside Road, 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.

1. RESOLVED that Members approved the Reserved Matters subject to the two conditions contained within the report.

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

(Signed) J. JACKSON,
Chairman

At an extraordinary meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 17TH JANUARY, 2019 at 3.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Bell, Chequer, Francis, Hodson, Porthouse, Scullion and D. Wilson.

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Essl and Scaplehorn.

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

The Executive Director of Economy and Place submitted a report and circulatory report (copies 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)

18/02070/LP3 – Change of use of tram shelter to Café/Restaurant (Use Class A3), together with various external alterations to building to create enclosed internal space and erection of detached bin store – Seaburn Tram Shelter, Whitburn Road, Seaburn, SR6 9NS

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.

Councillor Francis commented that he was delighted to see the preservation of the building but raised concerns over the waste containment which could attract vandals setting fire to the bins and advised that careful management would be needed.

Councillor Francis advised on the need to be mindful of the spring tides and the structures that would have to be put in place to avoid damage.

In response to Councillor Francis query over the cycle lane and bus stop, the representative from Highways advised that they would look to implement give way plans on either side of the cycle lane.

1. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the nine draft conditions contained within the report.

18/02071/LP3 – Change of use from storage facility (use class B8) to café/restaurant (Use Class A3) together with various external alterations, provision of bin store above existing storage area along with creation of access from A183 – Bay Shelter, Whitburn Bents Road, Seaburn, SR6 8AD

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.

Councillor Francis raised previous comments in relation to the vandalism of bins and also that he was surprised to see the representations on the flood risks as there was no natural protection of the building it would surely suffer the consequences of storms.

Councillor Francis also raised concerns over the ventilation required which could be unsightly and noisy.

Andrew Browning, Principal Planning Officer advised that the Environment Agency provided mapping of flood risks and that it was their conclusion the site was not within a flood risk zone therefore it satisfied all planning guidance.

In relation to the ventilation, a condition was included requiring further details on extraction and such like, so if changes to the appearance of the building was to be made, it may need further planning permission.

2. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the 12 draft conditions contained within the report and Condition 9 and 12 amended as detailed in the circulatory report.

18/02072/LP3 – Erection of 12 no. beach huts within embankment, with associated landscaping – Lower Promenade Between Fat Buddha and Little Italy Restaurant, Whitburn Bents Road, Seaburn, 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.

Councillor Francis raised concerns again over the effects that the tide would have on the proposal and also queried who would be responsible for the cleaning of the huts.

Suzanne McDermott, Planning Officer advised that the application included a condition for an evacuation strategy and the maintenance of the huts would be managed by the Sunderland Seafront Trust.

In response to Councillor D. Wilson's queries, Ms McDermott advised that the huts would be set within the embankment so would not be visually intrusive and they would be managed by a booking system carried out by Sunderland Seafront Trust.

Councillor Hodson also commented that the booking of the huts needed to be available for all public who wished to use them.

Councillor Francis raised concerns that fly tipping on the space west of the development needed consideration as part of the management plan.

3. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to eight conditions set out in the main report and the additional conditions (No 9 and No 10) as detailed in the circulatory report.

18/02073/LP3 – Change of use from public toilets to café/bar/restaurant (Use Classes A3 or A4), to include various external alterations to existing building and new outdoor seating area to the rear – Pier View Toilet Block, Pier View, Roker, SR6 0RH

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.

4. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the 11 draft conditions contained within the report and amended wording as detailed in the circulatory report.

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

(Signed) J. JACKSON,
Chairman

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 5TH FEBRUARY,
2019 at 3.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Chequer, Essl, Porthouse, Scaplehorn, Scullion and D. Wilson.

Declarations of Interest

18/01353/ADV – Fausto Coffee, Marine Walk, Sunderland, SR6 0PL

Councillor Jackson made an open declaration as she had previously worked with the objector of this application on a project regarding signage in the Roker area, therefore withdrew from the meeting during consideration of this application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Francis and Hodson.

**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 report – see original minutes)

Appointment of Chairman

Councillor Jackson having to leave the meeting for the first application moved that Councillor Essl be appointed Chairman for consideration of that item. It having been seconded by Councillor Chequer, and duly agreed it was:-

1. RESOLVED that Councillor Essl be appointed Chairman.

18/01353/ADV – Addition of white painted lettering to front and rear of pitched roof (Retrospective) – Fausto Coffee, Marine Walk, Sunderland, SR6 0PL

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.

1. RESOLVED that Members grant consent subject to the six conditions contained within the report

18/01498/FUL – Change of use from former sea anglers unit to A3 (Café) with external alterations to front and rear elevations (Retrospective) – Fausto Coffe, Marine Walk, Sunderland, SR6 0PL

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.

2. RESOLVED that Members approved the application subject to the two conditions contained within the report.

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

(Signed) J. JACKSON,
Chairman

Item 5

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 29th OCTOBER,
2018 at 4.00 p.m.**

Present:-

Councillor Essl in the Chair

Councillors D. Dixon, English, Galbraith, Hodson, Jackson, Porthouse, Scaplehorn, Scullion, P. Smith, Waller, Watson and A. Wilson

Declarations of Interest

18/00474/FUL – Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ

Councillor English made an open declaration that he was no relation to the applicants Mr and Mrs English.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors M. Dixon, Mordey and Mullen.

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)

18/00474/FUL – Change of use from residential (C3) for use as pre school play centre (D1) to include two single storey extensions, provision of car parking and associated tree works.

Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ

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.

The Chairman introduced the applicants Mr Wes English and Mrs Sarah English and welcomed Mrs English to speak in support of her application. She advised that she had previously been a primary school teacher for 12 years and in 2017 had decided to give up work and had decided to do something that would benefit the community. Within the city there were plenty of large soft play facilities however there were not the smaller venues which would give children the opportunity for role play. This venue would provide a small play area hidden amongst the trees which would provide a fantasy world for children to play in as well as allowing them to benefit from the natural setting. She had spoken to around 50 households in the area and they had all been supportive of her application and other parents she had spoken to had said that the city lacked this type of provision. As a mother she had also experienced this herself, having to take the children out of the city to experience this type of play provision. She had worked with the Highways and Planning Officers and there were no highways concerns over the access to the site; the sole reason for refusal being recommended was that in the opinion of one Planning Officer, who had not visited the site, the proposal was disproportionate development within the greenbelt. This was a modest sized extension to an existing building and if she had thought that it was detrimental to the greenbelt or the community then she would not have made the application. She welcomed Members to visit the site.

Councillor D. Dixon stated that he was a St Chad's Ward Councillor and had not received any representations on this application from residents; he had spent a lot of time campaigning against development in the greenbelt and although he could see that the applicants were passionate about this development and that he would love to see this play provision within the area he did not feel that it would be appropriate to go against his previous opinions about development in the greenbelt. Mr English stated that this application was very different to the application for a large number of houses in the area; Mrs English stated that they had bought the property as she wanted her children to be able to experience growing up in a natural environment surrounded by trees and she wanted to be able to give other children these opportunities as well; she did not believe that the proposal would do any harm to the greenbelt.

Councillor Porthouse joined the meeting at this time and having arrived after the start of the discussions around this application he refrained from taking any part in the discussions or decision making for this application.

Councillor Hodson questioned whether the proposals to make the neighbouring West Park a village green would impact on this application and also asked about what special circumstances could allow development in the greenbelt. Councillor D. Dixon stated that there would be no impact on the application from West Park becoming a village green; the representative of the Executive Director of Economy and Place advised that the planning authority gave consideration to any application for development within the greenbelt and that any harm caused by the proposed development would need to be outweighed by other considerations and that this was all set out in the planning policies.

Councillor Hodson then referred to the fact that there were no concerns from Highways even though the application site opened out onto the A690 Durham Road and also to the fact that there had not been any residents objections to this application where there had been a significant local opposition to the housing development at West Park.

Councillor D. Dixon then asked for more information on the special circumstances which could be used to justify development in the greenbelt. The representative of the Executive Director of Economy and Place advised that the special circumstances were set out in the planning policies and they were looked at on a case by case basis.

Councillor Jackson asked how significant the damage to the greenbelt was deemed to be. The representative of the Executive Director of Economy and Place stated that there was a need to look at whether the proposal was an appropriate development and what the impact would be on the openness of the greenbelt. The starting point was that this was inappropriate development as it was within the greenbelt. Mrs English then commented that she kept getting told that the proposal was inappropriate but was not told why the proposal was considered to be inappropriate; she felt that the benefits of the use of the property would outweigh any harm that may be caused.

Councillor English commented that he would normally be against development in the greenbelt however this was a unique application which would give an educational experience to children and would attract people to appreciate the greenbelt.

Councillor D. Dixon moved that the determination of the application be deferred until after a site visit had been undertaken. The Chairman put this motion to the committee and it was:-

1. RESOLVED that determination of the application be deferred to a future meeting of the committee in order to allow a site visit to be undertaken.

**18/00749/FUL – Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.
The Inn Place, Knollside Close, Sunderland, SR3 2UD**

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 Hodson asked about the layout of the development and also questioned whether there would be detailing on the visible gables. The representative of the Executive Director of Economy and Place advised that the position of the plant at the Aldi store had been a challenge for the developer and that the layout had two parallel lines of houses with a pathway in front of them; the front of one row would face the rear of the other row which was not ideal but was better than having the front of the row facing the Aldi store. It was expected that there would be rendering details and windows within the visible gable ends as although there were no exact details of house types available it was known that the properties with visible gable ends would be detached properties which were most likely to have such detailing.

Councillor English expressed concerns over the potential increase in traffic from the proposed development; there had already been a number of near misses at the entrance to the Aldi car park and Knollside Close was very narrow. He was also concerned that development would exacerbate the traffic issues on Hall Farm Road.

The Highways Engineer advised that a larger turning head had been required to ensure that service vehicles such as refuse trucks were able to turn around in the site; the traffic generated from the development was considered likely to be less than that created by the former use as a public house.

Councillor English then expressed concerns that this proposal was for more houses to be built in the area but there had still not been an increase in local services such as play provision or doctor's surgeries.

Councillor Porthouse commented that it was pleasing to see that there would be features on the visible gable ends; he felt that there needed to be a fight against blank gable walls in visible locations.

The Chairman then put the officer's recommendation to delegate the decision to the Executive Director of Economy and Place to grant consent subject to the completion of a section 106 agreement to the Committee and with:-

12 Members voting for; and

1 Member voting against

It was:-

2. RESOLVED that the decision be delegated to the Executive Director of Economy and Place, who was minded to grant consent for the reasons set out in the report and subject to the 18 conditions set out therein subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

**18/00825/FUL – Change of use of vacant building to 50 residential units
Tatham Street Hostel, 3 Tatham Street, Sunderland, SR1 2QD**

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.

The Chairman welcomed Councillor McClennan to the committee who was in attendance to speak on the application as a Ward Member for Hendon. Councillor McClennan stated that she was concerned that this proposal could be another back door method of trying to get more hostel/bedsit type accommodation within the Hendon Ward; it was pleasing to see that the proposal was not for this type of accommodation and that there would be restrictions on the property being used as an HMO or hostel in the future. There had been cases where one type of use had been applied for and then the site was used for a different use; only that day she had heard that a previously approved application for a nearby site would now be student accommodation which was not what had been originally approved. There were concerns about who would manage the property and there were also concerns that there would not be sufficient parking. It was a concern for residents that there were so many undesirable uses of properties within Hendon.

The representative of the Executive Director of Economy and Place replied that in order to change the use to an HMO/hostel use there would need to be a planning application submitted for the change of use and that there was a restrictive covenant in place which would be enforced by Housing England which prevented such a use. The management of the property would be by the applicant. The parking was

considered to be sufficient as this was a city centre location which had good public transport links and there was other parking available in the area; it was unlikely that someone requiring parking would move into an apartment which did not have parking.

Councillor Porthouse commented that this and other buildings in the area were fantastic looking buildings which had been blighted by previous issues which had caused problems for the area; it was good to see this application which was a step in the right direction towards regeneration of the area. He had attended the site visit and parking concerns had been raised by Members so it was good to see that the Highways officers had spoken to the applicant and that the parking provision had been improved.

Councillor Hodson welcomed the development as it would result in more residents living in the city centre; he asked for clarification on whether there would be any disabled parking spaces and also whether there would be sufficient bin storage and cycle parking. The applicant replied that the plans shown had been superseded by new plans which had more parking provision which was in a different location in order to improve the highways situation. The representative of the Executive Director of Economy and Place advised that if Members approved the application then there would be liaisons with the relevant departments to ensure that there was suitable bin storage provision.

3. RESOLVED that the application be approved for the reasons set out in the report subject to the 11 conditions set out therein.

18/01295/FUL – Erection of a 4no. bedroom dwelling Land to the Rear of Tudor Grove, Sunderland

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.

4. RESOLVED that the application be refused for the reasons set out in the report.

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

(Signed) M. ESSL,
Chairman.

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 26th NOVEMBER,
2018 at 4.00 p.m.**

Present:-

Councillor Galbraith in the Chair

Councillors M. Dixon, English, Hodson, Jackson, Mordey, Mullen, Porthouse, Scullion, Waller and A. Wilson

Declarations of Interest

18/00474/FUL – Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ

Councillor English made an open declaration that he was no relation to the applicants Mr and Mrs English.

Councillor Porthouse declared that he had sent emails in July 2017, prior to the formation of the Save West Park group, to the Members Steering Group, which had registered Ward Members objections to the development on West Park; he did not feel that it would be appropriate for him to be involved in the determination of the application under consideration today given its nature and proximity to West Park and as such withdrew from the meeting during the consideration of this matter.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D. Dixon, Essl, Scaplehorn, P. Smith and Watson.

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)

**17/01809/OUT – Outline planning permission with all matters reserved for the demolition of existing social club and redevelopment for residential accommodation (Use Class C3) (up to 20 units)
Farrington Social Club and Institute Limited, Anthony Road, Sunderland, SR3 3HG**

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 M. Dixon queried whether there would be any restrictions on the age of occupiers; for example being restricted to over 55s only; and also asked where the section 106 monies for play provision were likely to be spent. The representative of the Executive Director of Economy and Place advised that there had been no information on prospective occupiers provided with the only information available being that there would be 20 residential units with two for social rent. Regarding the play provision a site within the ward would be sought and the preference was for the play areas closest to the development site to be the recipients of the improvements.

Councillor Porthouse commented that there was a play area next to the site which could benefit from receiving the Section 106 monies. He welcomed the development; the club had a long history and used to be very popular however the changing times had seen its use decline until the eventual closure; there had been complaints about vermin and rubbish on the site and it was good to see that the site had been cleaned up.

The Chairman then put the officer's recommendation to the Committee and it was:-

1. RESOLVED that the application be approved for the reasons set out in the report subject to the 13 conditions set out therein and subject to the signing of the section 106 agreement.

**18/00474/FUL – Change of use from residential (C3) for use as pre school play centre (D1) to include two single storey extensions, provision of car parking and associated tree works.
Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ**

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 Hodson queried whether the proposal would be considered acceptable if it had been a lower impact development and whether the use of a temporary structure had been considered. The representative of the Executive Director of Economy and Place advised that there were concerns over the amount of new build extensions proposed and also the impact of the proposal on the greenbelt; there had not been any consideration of the use of temporary structures.

The Chairman then introduced the applicant, Mrs Sarah English, who was in attendance to speak in support of her application. Mrs English thanked Members for undertaking a site visit to see the application site; she hoped that this would have

answered Members questions about how the development would impact on the greenbelt. The extension to the building would be located on what was currently the gravel driveway and as such there would be no damage done to trees or their roots by the extensions. There would be work done with the architect to ensure that there would be measures put in place to protect the trees. There had not been any objections to the proposal from the community but there had been overwhelming support; there had been 8 letters of support submitted and there had been 56 positive comments about the application on the Friends of West Park Facebook page. There would be steps taken to ensure that any harm from the development would be minimised and the benefits of the proposal would outweigh any harm that may occur. It was not an extravagant extension being just enough to allow the building to accommodate the children; she wanted the facility to be small. It was a very different proposal to building large numbers of new houses on an open area of greenbelt. She wanted children to be able to experience the natural environment of the greenbelt. It was intended to be a small safe, warm and welcoming place for children to play and there would be a small space available for parents to wait.

Councillor Hodson commented that the special circumstances for development in the greenbelt being acceptable were subjective and that in this case, having looked at the application, he felt that there would be no harm caused to the amenity of the park or to the trees and that the proposal could not be considered as urban sprawl. There had not been any highways concerns raised and there appeared to be genuine local support for the application. He queried whether there was any scope for Members to be able to approve the application. The representative of the Executive Director of Economy and Place advised that in planning terms any development in the greenbelt was considered to be inappropriate and harmful to the greenbelt; there were some exceptions for developments related to forestry and agriculture. The extension to the existing building was 50percent of the original size of the building and as such was considered to be disproportionate in size. it was up to Members to consider whether they felt that there were exceptional circumstances to justify development within the greenbelt; officers did not feel that there were such circumstances and the absence of a facility of this type in the area was not enough to justify development within the greenbelt.

Councillor Mordey expressed his surprise that the application had still been recommended for refusal given that there would be no harm to the trees and the building would be on what was currently a gravel driveway and that the application was just for a small play facility. He queried whether there was a formal definition of harmful to the greenbelt. The representative of the Executive Director of Economy and Place advised that there was no definition of harm set out in any of the adopted policies however there was no requirement to identify the nature of the harm; the default position was that any development in the greenbelt was harmful to the greenbelt and that special circumstances for why the development should be allowed needed to be shown.

Councillor Jackson commented that the applicant had put forward a good case that the development would allow for the increased use and appreciation of the greenbelt.

Councillor Mordey commented that Members needed to listen to the opinions of local residents and that it was clear that there was public support for this application.

Councillor English commented that the applicant was clearly passionate about the proposal. Normally he would be against any development in the greenbelt however he felt that this was an unusual case which would not cause any harm to the greenbelt. Councillor English, seconded by Councillor Mordey, then moved that the application should be approved.

The Committee's Solicitor then advised Members of the process for where an alternate decision had been moved and asked Councillors English and Mordey to identify the reasons for their alternate motion and also to confirm whether they were happy for Officers to develop a suite of conditions to be attached to any permission granted. Councillor English stated that he felt that it was subjective as to whether harm would be caused and that in his opinion he did not feel that there would be harm caused by the development; he agreed that officers should be allowed to attach an appropriate set of conditions to any consent granted. Councillor Mordey added that the building was to be on the gravel driveway so there would be no impact on the trees and that he felt that it was a proportionate extension.

Councillor M. Dixon queried whether there would be a precedent set by approving this application and the representative of the Executive Director of Economy and Place advised that there would not be a precedent set as any approval of this application would be due to Members considering that there were exceptional circumstances; any other applications for development in the greenbelt would be considered on their own merits and whether there were exceptional circumstances would need to be considered in each case.

The Chairman commented that this was a good business idea however he was concerned that it was the wrong location; he then put the motion to approve the application to the Committee and with:-

9 Members voting for the approval; and

1 Member abstaining;

It was:-

2. RESOLVED that the application be approved as it was considered that the development would not harm the greenbelt and that the proposed extension was proportionate to the existing building and that there would be no trees harmed by the development; Officers were to be given the authority to develop a suite of conditions to be attached to the consent.

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

(Signed) I. GALBRAITH,
Chairman.

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 17th DECEMBER,
2018 at 4.00 p.m.**

Present:-

Councillor Essl in the Chair

Councillors D. Dixon, M. Dixon, Galbraith, Jackson, Porthouse, Scullion, P. Smith, Waller, Watson and A. Wilson.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors English, Mordey and Scaplehorn.

**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)

**18/01664/VA3 – Variation of condition 4 (drainage) attached to planning approval 17/02426/LP3 (Engineering works to facilitate the provision of 3no artificial grass pitches and associated fencing and floodlighting. Extension and refurbishment of existing facilities and provision of car and cycle parking. Request for condition to be split in two to allow separate approval of disposal of surface water and disposal of foul drainage from the development (based upon the principles set out in the ‘Ford Quarry Flood Risk Assessment and Drainage Strategy’ Version 2, March 2018)
Ford Quarry Recreation Area, Keelmans Lane, Sunderland**

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. The

varied conditions would be condition 4 which related to surface water drainage and the newly added condition 19 which related to foul water drainage. The scheme in respect of surface water drainage had been submitted and was considered to be acceptable.

1. RESOLVED that consent be granted for the variation of condition 4 under Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report subject to the 19 conditions set out therein.

18/01794/LBC – Removal of a recently de-listed (2017) pipe organ located within the east end of the north nave aisle.

Holy Trinity Church, Church Street East, Sunderland, SR1 2BB

The representative of the Executive Director of Economy and Place advised that the application had been withdrawn by the applicant.

Items for Information

2. RESOLVED that site visits be undertaken in respect of the following applications:-
 - a. 18/01600/FUL – Church View Medical Centre, Silksworth Road, Sunderland, SR3 2AW at the request of Councillor P. Smith
 - b. 18/01877/REM – Land at Silksworth Lane/Silksworth Road, Silksworth, Sunderland at the request of Councillor P. Smith.

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

(Signed) M. ESSL,
Chairman.

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 4th FEBRUARY,
2019 at 4.00 p.m.**

Present:-

Councillor Essl in the Chair

Councillors M. Dixon, English, Galbraith, Hodson, Jackson, Mullen, Porthouse, Scullion, P. Smith, Watson and A. Wilson.

Declarations of Interest

18/00255/FU4 – Land Adjacent to Chester Road/Former Pennywell Estate, Pennywell, Sunderland.

Councillor English made an open declaration in the item as a Board Member of the Gentoo Group Limited

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Mordey, Scaplehorn and Waller.

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

The Executive Director of Economy and Place submitted a 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 Regulations made thereunder.

(For copy report – see original minutes)

18/00255/FU4 – Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway – Land Adjacent to Chester Road/Former Pennywell Estate, Pennywell, Sunderland

The Chairman advised that this item was to be deferred pending the receipt of further information.

1. RESOLVED that the item be deferred pending the receipt of further information.

18/01902/LAP – Replacement of existing flue with 2No new flues. (Amended plans received 22.12.18) – Bishopwearmouth Cemetery, Chester Road, Sunderland

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.

(For copy report – see original minutes)

2. RESOLVED that consent be granted under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) subject to the two conditions contained within the report.

18/02139/LP3 – Resurfacing and realignment of the existing adopted footpaths; creation of a new central seating area enclosed by limestone wall; improvements to the steps from Town Park to Low Row; and the repair and enhancement of the churchyard walls including reinstatement of railings – Town Park Church Lane Sunderland

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.

(For copy report – see original minutes)

3. RESOLVED THE Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to receipt of comments from Council's Environmental Health officers and subject to the six draft conditions contained within the report

Items for Information

4. RESOLVED that site visits be undertaken in respect of the following application:-
 - a. 18/01600/FUL – Church View Medical Centre, Silksworth Road, Sunderland, SR3 2AW at the request of Councillor P. Smith

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

(Signed) M. ESSL,
Chairman.

At an Extraordinary Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 18th FEBRUARY, 2019 at 4.00 p.m.

Present:-

Councillor Essl in the Chair

Councillors D. Dixon, M. Dixon, Mordey, Porthouse, Scaplehorn, Scullion, P. Smith, Waller, Watson and A. Wilson.

Declarations of Interest

18/00255/FU4 – Land Adjacent to Chester Road/Former Pennywell Estate, Pennywell, Sunderland.

Councillor M. Dixon made an open declaration that he had been critical of Gentoo over the time taken for this site to be redeveloped however he had not expressed any opinion on this application and would be considering the application with an open mind.

Councillor Porthouse declared that he had attended a photoshoot with Gentoo officers; he had not expressed any opinions on this application and would be considering this matter with an open mind.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Bell, English, Galbraith, Jackson and Mullen.

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)

18/00255/FU4 – Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public

highway – Land Adjacent to Chester Road/Former Pennywell Estate, Pennywell, Sunderland

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 M. Dixon commented on the fact that this site had previously been a large number of council/Gentoo houses which had been for social rent however there would be no affordable housing within this development, he queried whether future phases for the redevelopment of the estate would include affordable housing. The representative of the Executive Director of Economy and Place advised that there were no details of the future phases yet however there was a policy requirement for affordable housing to be provided; Gentoo appreciated that there was a need for affordable housing and had applied for grant funding.

Councillor Mordey queried access into the development and the Highways Engineer advised that there were proposals for a new junction with Chester Road which would be traffic light controlled and would include a new pedestrian crossing.

Councillor Porthouse commented that it was an exciting time for the redevelopment of this area with this development being brought and also the works for the redevelopment of the Dewhurst site taking place.

The Chairman commented that he hoped that there would be social housing provided on future phases of the redevelopment.

1. RESOLVED that Members be minded to grant consent under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report, subject to the 25 conditions set out therein and subject to the completion of a legal agreement in respect of ecology matters.

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

(Signed) M. ESSL,
Chairman.

Item 6

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 27th NOVEMBER, 2018 at 5.45 p.m.

Present:-

Councillor Scullion in the Chair

Councillors Blackett, M. Dixon, Jackson, Lauchlan, Porthouse, Speding, and P. Walker

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were given on behalf of Councillors Essl, Hodson, Rowntree, Scaplehorn and Williams

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

The Executive Director of Economy and Place submitted a report and late sheets (copies circulated), which related to Hetton, Houghton and Washington areas, copies of which had also 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)

18/00684/FUL – Change of use and extension of former Shiney Row Community Library to retail food store (Amended plans and external plant specification received 17.10.18) at Shiney Row Branch Library, Chester Road, Shiney Row, Houghton le Spring, DH4 4RB

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application in relation to the principle of the development, residential and visual amenity, highways matters and environmental health considerations.

Councillor Speding advised that he spoke on behalf of the constituents of his ward, Shiney Row, and their concerns around the application being granted permission. He raised the issue of the increase in traffic this development would cause in an area which already suffered from the lack of adequate parking.

Councillor Speding commented that he understood that the planning application met the necessary requirements but advised the Committee that there had been a petition submitted with regards to the issue around parking and vehicular access to the development site and asked if the highways officers could look at what could be introduced to improve the problems in the area.

The Highways Officer advised that they have to consider every planning application on its own merit and that the parking facilities provided were appropriate for the demand associated with a unit of this size. He advised that they also considered the traffic generated by the development, the parking provision to the rear of the property and the drop kerb short stay parking which would remain for customers and it was felt that having taken all of this into account the application should be supported.

The Highways Officer advised that he could look to speak with Councillor Speding outside of the meeting to discuss any alternative measures that could be introduced to help with traffic issues in the area which were outside the remit of this planning application.

Members having no further questions and having fully considered the application and representations, it was unanimously:-

1. RESOLVED that the application be approved for the reasons as set out within the report and late sheet and subject to the nine conditions detailed therein.

18/01938/MAW – Installation of a water tank and associated pump house/plant room, fuel tank and the change of use to existing wood bays to vehicle wash bay (Resubmission) at Veolia ES (UK) Ltd, 1 Monument Park, Washington, NE38 8QU

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application.

Members were advised that the representation from the Coal Authority had now been received and having fully considered the application, it was:-

2. RESOLVED that the application be approved given that the time for receipt of representations had passed and the representation from the Coal Authority had been received for the reasons as set out within the report and subject to the three conditions detailed therein.

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

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

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

(Signed) A. SCULLION,
Chairman.

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5th FEBRUARY, 2019 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors M. Dixon, Essl, Hodson, Jackson, Lauchlan, Porthouse, Rowntree, Scullion, Speding, P. Walker and Williams

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were given on behalf of Councillor Blackett

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

The Executive Director of Economy and Place submitted a report (copies circulated), which related to Hetton, Houghton and Washington areas, copies of which had also 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)

17/022024/FUL – Land at 1 Boundary Cottages, Golf Course Road, Houghton le Spring, DH4 4PL

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application in relation to the principle of the development, residential and visual amenity and highways matters.

In response to a query from Councillor Porthouse, the Planning Officer advised that they used a software package to help illustrate the potential impact of neighbouring developments to existing properties and having also visited the property it was felt that the development would have a significant negative impact on the living

conditions of The Boundary for the scale, mass, height and position of the dwelling most proximate to the property's southern boundary.

The Chairman welcomed Mr. Maurice Standish to the meeting who wished to speak in objection to the development. Mr. Standish advised he spoke on behalf of residents in the area who felt that the development would overshadow and encroach on their property and garden area. He commented that the development was a large tall elevation which would overshadow and destroy the amenity of his clients residence.

Members having fully considered the application and representation, it was:-:

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

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

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

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

(Signed) B. SCAPLEHORN,
Chairman.

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5th MARCH, 2019 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors M. Dixon, Hodson, Jackson, Lauchlan, Porthouse, Rowntree, Scullion, M. Turton, P. Walker and Williams

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were given on behalf of Councillors Blackett, Essl and Speding

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

The Executive Director of Economy and Place submitted a report (copies circulated), which related to Hetton, Houghton and Washington areas, copies of which had also 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)

18/01976/MAW – Installation of external flood lighting columns at Veolia ES (UK) Ltd, 1 Monument Park, Washington, NE38 8QU

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application in relation to the principle of the development, residential and visual amenity and highways matters.

Members having fully considered the application, it was:-

1. RESOLVED that the application be approved for the reasons as set out within the report and subject to the three conditions detailed therein.

18/02055/FUL – Installation of an array of solar panels to the roof of the existing building at Unipres UK Ltd, Cherry Blossom Way, Washington, SR5 3NT

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application.

Members having fully considered the application, it was:-

2. RESOLVED that the application be approved for the reasons as set out within the report and subject to the three conditions detailed therein.

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

3. RESOLVED that:-
 - i) The items for information as set out in the matrix be received and noted; and
 - ii) A site visit be arranged to application 18/02002/FU4 – Former Dubmire Primary School at the request of Councillor Scullion.

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

(Signed) B. SCAPLEHORN,
Chairman.

EXECUTIVE DIRECTOR OF ECONOMY AND PLACE

SUNDERLAND HERITAGE ACTION ZONE PARTNERSHIP GRANT SCHEME

1. Purpose of the Report

- 1.1 The purpose of this report is to update members on a forthcoming Cabinet report to request approval for the delivery of the Heritage Action Zone Partnership Grant Scheme, and to delegate authority to make all grant offers to third parties to help further the City Council and Historic England funded scheme.

2. Background

- 2.1 Sunderland's Historic High Streets Heritage Action Zone (HAZ) was established in 2017 following a successful bid from the Council to Historic England. It aims to address the heritage needs of the City Centre's and Old Town's declining historic High Streets and their environs, more specifically addressing Heritage at Risk across the zone and providing the catalyst to stimulate the area's wider economic growth.
- 2.2 The HAZ includes 2 entire conservation areas, the adjoining Old Sunderland and Old Sunderland Riverside Conservation Areas, and part of the adjacent Sunnyside Conservation Area, all of which are on Historic England's Heritage at Risk Register. It is focused along the Historic High Street and Fawcett Street where economic decline is most evident and there is the greatest concentration of heritage assets at risk or in poor condition in the central area of the City, but where there is also commitment to build upon previous and existing heritage-led regeneration initiatives and successes in a more collaborative resource-focused approach to the area's historic environment.
- 2.3 The HAZ is a cross-sector partnership comprising Sunderland City Council, Historic England, Sunderland Culture Ltd, Tyne and Wear Building Preservation Trust, The Churches Conservation Trust, and Sunderland Heritage Forum. A HAZ Delivery Plan has been produced and collectively agreed by the partnership and sets out a five year programme (2017-2022) of linked projects and activities through which the aims of the HAZ will be achieved. Projects include a series of building repair and conservation projects and project development work to prioritise and define these building projects, research projects and engagement and promotion.
- 2.4 The Partnership Grant Scheme is a vehicle for delivering key elements of the HAZ Delivery Programme and ensuring its aims and outputs are achieved. The Scheme is focused on that part of the HAZ within the City Centre, High Street West and Fawcett Street, and has been designed to primarily deliver two of the key repair and restoration projects identified in the HAZ Delivery

Plan. These two projects take in the two landmark city blocks of Mackie's Corner and 170-175 High Street West. Both groups have been largely vacant and deteriorating for many years and are considered to be at-risk, but both are strategically positioned, have landmark qualities and offer huge regenerative potential. Their repair and restoration is therefore critical to the overall success of the HAZ. The Scheme also includes a traditional shop front reinstatement scheme for Fawcett Street and High Street West, targeted primarily at the Elephant Tea Rooms due to its landmark position and architectural quality, and potentially other listed buildings in the streets subject to sufficient funds being available in the overall scheme budget. A Plan showing the scheme boundary and target properties is provided in Appendix A.

- 2.5 The Partnership Scheme comprises funding from the Council and Historic England to make grants available to property owners / tenants for structural and external repair and improvement works to historic buildings, including roof and stonework repairs and the reinstatement of architectural details and features such as shop fronts and windows.
- 2.6 The Partnership Scheme would deliver substantial benefits to the environment and economy of this part of the City Centre. It would bring in investment to support local businesses who own or trade from important historic buildings and regenerate landmark City Blocks and buildings within the City Centre Investment Corridor and at key strategic locations in the HAZ and wider City Centre. It will be key to stimulating the revival of Fawcett Street and the eastern stretch of High Street West and wider Sunnyside area.

3. Current Position

- 3.1 The Council has applied for £390,000 from Historic England. The £890,000 project was proposed as a capital new start as part of the Capital Programme Planning Report to Cabinet 21 November 2018, including Council match funding of £500,000. The project was subsequently approved by Council as part of the Capital Programme 2019/20 to 2022/23 report on 6th March 2019. Of the Council match funding £460,000 will be allocated to the grant fund to give an overall Partnership Grant Scheme budget of £850,000. The remaining £40,000 will be retained for associated project support costs to run the scheme, including professional fees and additional survey work.
- 3.2 The grant application to Historic England was accompanied by a Delivery Plan for the Scheme that explains how and when the grant funding is expected to be spent over the 5 years of the scheme, including grant allocations and delivery timescales for the priority projects, as well as setting out the aims of the scheme, its outputs and how it will be managed, monitored and evaluated. Grants will be offered at a rate of 75%, thus leveraging in a minimum of £284,000 private sector funding, with estimated grant awards ranging from £20,000 to £350,000, with the majority of projects expected to receive grant offers of over £50,000. It is envisaged that 4 projects comprising 9 properties in total will be able to be grant funded within the scheme budget.

- 3.3 The Application and Delivery Plan was approved by Historic England at their February 4th Team Meeting. It is expected a grant offer letter will be issued to the Council in March 2019. The Partnership Grant Scheme will then run from April 2019 until April 2024.

Third Party Grant Applications

- 3.4 Part 4 FPR16 of the Council Constitution states that,

16.6 The approval of Cabinet must be sought before Chief Officer's provide assistance to any third party by way of loan, grant or guarantee of over £50,000 to any one body in any one financial year.

- 3.5 The majority of the target projects in the Partnership Grant Scheme, including all priority projects, would typically require formal Cabinet approval before a grant offer can be issued. This coupled with the need to receive Historic England approval for any grant over £20,000 means that a grant applicant could wait 3-4 months for a funding decision. Delegating approval to award grants would streamline the application process and reduce the risk of projects not being delivered in line with the Delivery Plan work programme timetable and year by year funding profile.

4. Consultation

- 4.1 The Council's Conservation Team has worked closely with Historic England and the owners of the key projects (Mackie's Corner and 170-175 High Street West) in developing the Partnership Scheme. This has included detailed discussions on the scope of works which would be eligible for grant, and supporting on-going project development work in preparation for the grant scheme to enable grant applications to be submitted as soon as the scheme commences.
- 4.2 Consultation has taken place with the HAZ Partnership Team, including Sunderland Heritage Forum, Sunderland Culture, as well as the Tyne and Wear Building Preservation Trust (owner of 170-175 High Street West).
- 4.3 The Deputy Leader of the Council, Cabinet Member for Housing and Regeneration, Cabinet Member for Communities and Culture, and Ward Councillors, have been briefed on the Partnership Scheme and wider HAZ.
- 4.4 Further consultation with property owners, business operators and users within the scheme area will be undertaken at the beginning and end of the Partnership Grant Scheme through a customer perception questionnaire as part of the monitoring and evaluation of the scheme.

5. Conclusion

- 5.1 The Partnership Grant Scheme provides the means for delivering key elements of the HAZ Delivery Programme. It will provide substantial regeneration benefits to the environment and economy of this part of the City

Centre, and is key to stimulating the revival of Fawcett Street and the eastern stretch of High Street West and wider Sunnyside area.

- 5.2 Delegating authority to the Executive Director of Economy and Place to make all third party grant offers will simplify the application process, reduce waiting time for funding decisions, and support the prompt commencement on site of grant funded projects in line with the scheme Delivery Plan. The application documents would still be scrutinised by the Project Team in line with the Delivery Plan and a delegated decision report prepared to evidence the funding decision made. Grant applications would further be referred to Historic England for approval before a grant award is made, adding an additional level of scrutiny.

6. Recommendation

- 6.1 The Planning and Highways Committee is asked to consider and comment.

Appendix A: Map of Partnership Grant Scheme area and target projects

