

**At a meeting of the PLANNING AND HIGHWAYS (WEST) COMMITTEE held in the Council Chamber, Civic Centre on TUESDAY 2<sup>nd</sup> NOVEMBER, 2021 at 5.30 p.m.**

**Present:-**

Councillor Thornton in the Chair.

Councillors Blackett, Donaghy, Fagan, Lauchlan, G. Miller, Peacock, Price and Warne.

**Declarations of Interest**

There were no declarations of interest

**Apologies for Absence**

There were no apologies for absence.

**Minutes of the last meeting of the Committee held on Tuesday 5<sup>th</sup> October 2021.**

1. RESOLVED that the minutes of the last meeting of the Committee held on Tuesday 5<sup>th</sup> October, 2021 be confirmed and signed as a correct record.

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

The Executive Director of City Development submitted a report (copy circulated), which related to the West area of the City, 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 reports – see original minutes)

**20/02027/HE4 – Full planning permission for 116 residential dwellings (use class C3) with associated infrastructure and landscaping and outline planning permission (all matters reserved except access) for up to 324 residential dwellings (use class C4), associated infrastructure and landscaping (additional highways information received 21/07/21, amended plans, updated drainage and ecology information and supplement to Environmental Statement received 23/07/21) - Land South West of Herrington Country Park, Chester Road, Penshaw, Sunderland**

The Planning Officer representing the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Fagan commented that as this application had already been considered at the last meeting of this Committee, before the public consultation period had ended, that this had created bad feeling amongst the public and enquired if this practice could be avoided in future.

The Chairman agreed that this was not her preferred method and that public feeling was strong in this regard.

The Planning Officer advised that this mechanism was a tool at the Council's disposal in order to ensure the prompt determination of applications to meet their statutory deadlines but that the strength of feeling by the public was acknowledged.

2. RESOLVED that Members be minded to grant consent under Regulation 4 of the Town and Country Planning (General Regulations) 1992, subject to the completion of an agreement under s106 of the Town and Country Planning Act 1990 (as amended) and subject to the 33 draft conditions provided in the main report, including the revised condition no.25 as set out in the report and the amended condition no 4. As worded within the copy of the late report.

**20/02219/FUL – Erection of a new pallet production building with attached pallet store, to include demolition of exiting building, erection new boiler house with attached fuel store and installation of new kilns – Former Alltrack Waste Recycling Centre and Former Corus Engineering Steels Limited, Hetton Lyons Industrial Estate, Hetton-Le-Hole, Houghton-Le-Spring**

The Planning Officer representing the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

The Chairman introduced Mrs Kay Rowham who wished to speak in objection to the proposal. Mrs Rowham commented that she did not consider her objections submitted had been suitably addressed within the Committee report and in particular on Highway and Pedestrian Safety.

Mrs Rowham advised that the site was within Hetton Lyons Industrial Estate - the western most road leading to units 5 & 6 were already heavily congested with moving and stationary HGVs. Pedestrians, push chairs, mobility scooters and such like were often forced to use middle of the road when accessing the Country Park and had been subject to many complaints from the public.

Mrs Rowham raised concerns that the site was also on local road network, particularly Four Lane Ends, which was already over capacity and that the fact

a one-way system was to be utilised was irrelevant if this was going to exacerbate the existing problems there.

Mrs Rowham queried how many additional journeys there would be from this proposal as the report had no mention of this.

Mrs Rowham also raised concerns that the term 'a biomass boiler' appeared in the Design & Access Statement but there was no mention on the application form of a biomass boiler. This raised concerns additional biomass boilers could be installed without further planning applications being required, unless specifically excluded as a planning condition.

Mrs Rowham requested that the item be deferred until the Highways safety issues were addressed in a more detailed report and that conditions were imposed to ensure only the one biomass boiler could be installed and any subsequent requests for further boilers would require planning permission.

The Chairman wished to clarify that any complaints received previously, as referred to by Mrs Rowham were in relation to a different company and that this applicant was not connected to the previous company and should not be held responsible for previous issues.

The Chairman introduced the applicant, Mr Mackenzie who wished to address the Committee and informed that the site had remained in this location for the last ten years and supplied the Nissan site and that the traffic would remain the same, with the same work and same staff as previous.

Mr Mackenzie advised the Committee that the biomass boiler would be controlled by the Environment Agency, subject to permits and it would only be for one boiler.

The Planning Officer advised that any additional biomass boilers would be required to obtain planning permission therefore there was no need to include this in way of a condition and that there were no significant concerns over traffic.

The Highways Officer commented that they had considered the information submitted and the one-way system with improved access points was considered to be acceptable to deal with the traffic and provided sufficient capacity within the development site.

The Highways Officer also informed that Four Lane Ends was not something they felt needed to be considered as part of this development.

Councillor Peacock enquired how confident Officers were that the one-way system proposed would address the issue of vehicles parking on the road outside. The Highways Officer commented that they were confident the arrangements proposed would deal with the proposal put forward for consideration but it was not the applicants responsibility to deal with any existing problems in the area.

3. RESOLVED that Members approved the application for the reasons set out within the main report and subject to the 19 conditions listed therein.

**21/01034/FUL – Erection of a portal frame industrial building for pallet storage – Former Alltrack Waste Recycling Centre and Former Corus Engineering Steels Limited, Hetton Lyons Industrial Estate, Hetton-Le-Hole, Houghton-Le-Spring**

The Planning Officer representing the Executive Director of City Development 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 approved the application for the reasons set out within the main report and subject to the 8 conditions listed therein.

**Items for Information**

Members gave consideration to the items for information contained within the matrix (agenda pages 123-129).

The Chairman requested that a site visit be undertaken in respect of the following application,

- i) 21/01969/FU4 – Land at Station Road, Penshaw, Houghton-Le-Spring

5. RESOLVED that:-

- i) the items for information as set out in the matrix be received and noted;
- ii) a site visit be undertaken in respect of application 21/01969/FU4 – Land at Station Road, Penshaw, Houghton-Le-Spring

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

(Signed) M. THORNTON,  
(Chairman)