

At an Extraordinary Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 9th FEBRUARY, 2017 at 4.00 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, M. Dixon, Hodson, Jackson, Kay, P. Smith, Waller and S. Watson

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D. Dixon, English, Hunt, Mordey, Scaplehorn and P. Watson.

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 reports – see original minutes).

**16/01844/FU4 – Provision of auditorium with outdoor performance space and open space (Use Class D2)
Land at Dun Cow Street/Garden Place, Sunderland**

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

The application site was within the Bishopwearmouth conservation area and was in close proximity to a number of listed buildings. It was also located within the ‘theatre quarter’ and the proposal accorded with the economic and cultural aspirations for the area. There had been an objection from the Council’s Flood and Coastal Group Engineer on the basis that there had been insufficient information provided in relation

to drainage details. This information had now been provided and was set out in the circulatory report; as such the objection had been withdrawn.

Councillor Hodson queried the access for refuse removal; the Highways Engineer advised that vehicles would need to reverse into the site. There would be a condition attached to any consent granted requiring that a banksman be used in order to ensure safety during the manoeuvre; this was a normal situation. In the long term there would be changes to the road layout including the provision of a direct link to St Mary's Boulevard.

Councillor P. Smith commented that the proposal would be removing existing parking provision and queried whether there would be enough parking in the area; especially after the Vaux site had been redeveloped. The Highways Engineer advised that the outline planning permission for the Vaux site included parking and that it was considered that there would be sufficient parking.

Councillor M. Dixon queried the noise impacts of the development; Councillor Hodson added that he had received noise complaints from residents of the city centre tower blocks during other construction works. The representative of the Executive Director of Economy and Place advised that there were specifications for wall thicknesses to ensure that sound would not escape and these specifications had been met. The proposed condition 14 covered this. The methodology for the noise assessment had the noise readings being taken from the nearest noise sensitive neighbour. Officers were satisfied that any noise created would be within the permitted levels.

Members gave consideration to the application and having welcomed the proposals it was:-

1. RESOLVED that consent be granted under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report and circulatory report, subject to the 19 conditions set out therein.

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

(Signed) S. PORTHOUSE,
Chairman.