

**Development Control (North Sunderland)
Sub-Committee**

22 March 2011

REPORTS FOR CIRCULATION

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

North

1. Site Of 55 To 59, Dundas Street, Sunderland

Number:	S1
Application Number:	10/04017/FUL
Proposal:	Erection of a three storey student accommodation building and associated access and car parking
Location:	Site Of 55 To 59, Dundas Street, Sunderland

Further to the preparation of both the main agenda and supplementary reports, CBRE, on behalf of Sunderland University, have produced a policy paper which seeks to evidence the claims made in their original objection that there is no demand for additional student bed spaces within the city. A copy of the policy paper is appended to this report.

The policy paper has examined student numbers in terms of undergraduate to post graduate ratio's, the proportion of students drawn from the region and the wider area (including non UK residents), the number of unsold University owned bed spaces over a period of 6 years, future student projections and impact of Government policy on student numbers. Other issues such as, other institutions within Sunderland that have a significant demand for residences, have been examined but are not considered to be of direct relevance to the proposal currently under consideration.

Having had regard to those areas considered to be of direct relevance to the proposal, namely the number of unsold University bed spaces and the impact of Government policy on student numbers, it is acknowledged from the statistics provided that there has been an increase in student numbers over the last 15 years which has resulted in a significant reduction in the number of unsold University owned bed spaces. Whilst it is accepted that the proposed 'new' fee regime, which is to be introduced in the academic year 2011/12, may have a negative impact on student numbers, it is not felt that there is any 'robust' evidence available to date to suggest that this is going to result in a significant decrease in students looking for residence within the city.

Therefore based upon the information provided, namely the CBRE Policy Paper, it is not considered that there is any conclusive evidence to suggest that student residences within the city are at saturation point. In addition, and as set out in the main agenda and supplementary reports, the policy which the application hinges on, CS2.2f of the emerging Preferred Options Core Strategy, has not been subject to any formal consultation and as such is afforded limited weight in the determination of planning applications at the present time. Therefore on this basis it is considered that the proposal is an appropriate and acceptable form of development and it is again recommended that Members approve the application in line with the conditions as set out in the supplementary report.

Recommendation: APPROVE subject to conditions

APPENDIX 1