

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY 26th October, 2010 at 6.00 p.m.

Present: -

Councillor Tye in the Chair

Councillors Ball, Charlton, Ellis, Essl, Fletcher, M. Forbes, Francis, E. Gibson, Howe, Miller, Padgett, Scaplehorn, J. Scott, D. Wilson and A. Wright.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Francis, G. Hall, Miller and Tye.

Minutes of the Last Ordinary Minutes of the Committee held on 28th September, 2010 and of the Extraordinary Meeting held on 5th October, 2010

1. RESOLVED that the minutes of the meeting of this Committee held on 28th September, 2010 and of the Extraordinary Meeting held on 5th October, 2010 be confirmed and signed as a correct record.

Report of the meeting of the Development Control (South Sunderland) Sub Committee held on 5th October, 2010

The report of the (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 (Hetton, Houghton, Washington) Sub Committee held on 5th October

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 5th October, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

Reference from Cabinet: 6 October 2010 Seaburn Masterplan – Draft Supplementary Planning Document

To seek the views of this Committee on a report (copy circulated) considered by Cabinet on 6 October 2010 which sought approval of the draft Seaburn Masterplan Supplementary Planning Document and accompanying Sustainability Approval and Appropriate Assessment for the purposes of consultation.

(For copy report – see original minutes).

Mr. Keith Lowes, Head of Planning and Environment presented the report and advised that the Draft Seaburn Masterplan Supplementary Planning Document was being referred to the Committee for comments as part of the public consultation process. Mr Lowes also explained that the document would be used as interim planning guidance and as a material consideration in the determination of applications, pending its finalisation and adoption following the consultation process.

Councillor Howe enquired what type of leisure activities would be included in the 'leisure area' and whether this would include a swimming pool. Mr Lowes advised that the draft Document was sufficiently flexible to permit the provision of a swimming pool facility as part of any future development proposals for the seafront. .

In response to a question from Councillor Francis, Mr Lowes advised that the definition of leisure was very broad in accordance with the Use Classes Order 1987 and could include cafes, restaurants, hotels etc.

Referring to paragraph 4.6, which stated that a potential residential development could be located to the west of the area on vacant and underused land comprising the public car park and former miniature golf course, Councillor Ellis queried where people would now park.

Mr Lowes advised that it was important to get the balance right between access and facilities. The draft masterplan was not a scheme per se and was for indicative purposes only against which to assess future development

proposals. Further assessments would be carried out once the consultation process was complete.

Councillor Charlton informed the Committee that following public consultation, which would inform the completion of a planning document this would help to facilitate the planning and regeneration of the seafront at Seaburn in a manner that would help achieve the aspirations set out in the Sunderland Strategy and Seafront Regeneration Strategy. North Sunderland Area Committee would also be consulted on the Masterplan.

4. RESOLVED that the Committee note and accept the report for information.

Consultation from Neighbouring Councils on Planning Applications

The Deputy Chief Executive submitted a report (copy circulated) to seek the Committee's agreement to responses about to be made to consultations from neighbouring Councils about planning applications affecting sites close to the common boundary with the City of Sunderland.

(For copy report – see original minutes).

Mr Lowes presented the report and advised that where the Council was consulted by a neighbouring authority on a planning application in their area but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the form of the proposed response.

Sunderland City Council had recently been consulted by Durham County Council (Easington Area) a planning application regarding the demolition and erection of 7,990 sq. metre food store with associated car parking.

Mr Lowes advised that whilst it is accepted that the development proposed is large in scale than the existing retail development on the site, the likely level of impact on the retail centres of Sunderland is not considered to be significant given the attractiveness and consumer preference of alternative shopping destinations. As a consequence, it is proposed that the Council does not object to the application.

5. RESOLVED that the Committee agree with the officer's comments outlined in the report which will be sent to Durham County Council in relation to application no. PL/5/2010/0444

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

(Signed) P. Tye
Chairman.