

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 3 APRIL 2023 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Doyle, Foster, Mullen, Nicholson, Scott and Warne.

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Herron, G. Miller and Morrissey.

Minutes of the last ordinary meeting of the Planning and Highways Committee held on 6th March 2023

1. RESOLVED that the minutes of the last ordinary meeting of the Planning and Highways Committee held on 6th March 2023 be confirmed and signed as a correct record.

Planning Application 22/00136/FUL – Construction of four detached buildings to provide 9no. units with ancillary offices for general industrial (Use Class B2), storage or distribution (Use Class B8) and light industrial (Use Class E(g)(ii)); including parking and turning space, landscaping and accesses onto Turbine Way – Land at Turbine Way, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

In response to the Chairmans query for clarity over the impact of this proposal on the C2C route and how this would be negated, The Highways Officer advised that there was no impact on the C2C route from this development as this was an informal route and was outside of the red line of this application.

There being no further questions or comments, it was:-

2. RESOLVED that Members APPROVE the application; subject to
 - The successful completion of a legal agreement to deliver Biodiversity Net Gain.
 - The draft conditions listed within the report.

Planning Application 22/01895/FU4 – Creation of temporary soil storage mounds; including temporary construction accesses off Infiniti Drive – Land to the East of Infiniti Drive, Washington

The Executive Director of City Development submitted a report and supplemental report (copies circulated) in respect of the above matter.

The Chairman allowed time for everyone to read the supplemental report.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions or comments, it was:-

3. RESOLVED that Members GRANT CONSENT for the development under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended); subject to:
 - The draft conditions contained within the main report and draft condition recommended by the Council's Ecologist.

Planning Application 22/02501/LP3 – Construction of a reinforced concrete deck area and seawall with a rock revetment in front of the seawall - Hendon Foreshore Barrier, Port Of Sunderland, Barrack Street, Sunderland, SR1 2BU

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions or comments, the Chairman put the Officer recommendation to the Committee and it was:-

4. RESOLVED that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), Members GRANT CONSENT for the proposed development subject to the conditions listed within the report.

Planning Application 22/02625/LP3 – Installation of solar PV panels to the rooftop of an existing building - Bunny Hill Centre, Hylton Lane, Downhill, Sunderland, SR5 4BW

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions or comments, it was:-

5. RESOLVED that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), Members GRANT CONSENT for the proposal subject to the conditions listed within the report.

Planning Application 22/02630/FUL – Change of use from Non-Food Retail (Use Class E (a)) with ancillary office (Use Class E (g)) to Self-Storage (Use Class B8) with ancillary office (Use Class E (g)(i)), the insertion of a full cover mezzanine floor, refurbishment of external elevations, replacement of roof, reconfiguration of car parking area and all associated works - Former Harvey's Furniture Store/HSS Hire Shop, East View, Castletown, Sunderland, SR5 3AN

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

In response to Councillor Fosters comment that residents had queried the height of the security fence, the Planning Officer advised that there was no limit to what height could be applied for but the height involved in this instance was considered to be acceptable.

There being no further questions or comments, it was:-

6. RESOLVED that the application be APPROVED, subject to the draft conditions contained within the report:

Planning Application 23/00091/MW3 – Temporary exploratory pilot boreholes and associated parking, storage and hoardings - Stadium Of Light Car Park, Vaux Brewery Way, Sunderland, SR5 1SU

The Executive Director of City Development submitted a report and supplemental report (copies circulated) in respect of the above matter.

The Chairman allowed time for everyone to read the supplemental report.

(for copy reports – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

Councillor Doyle queried if the arrangements for drilling on match days, whilst acceptable to Sunderland City Council, if they were mandated to get in touch with Sunderland AFC or if this was an informal arrangement.

The Planning Officer advised that it would be a contractual obligation for the Company carrying out the drilling works to liaise with the club on times of drilling etc. This was confirmed by the Officer in charge of the project and added that it would be part of the Licensing agreement with the club where they would agree the times that drilling would cease.

There being no further questions or comments, it was:-

7. RESOLVED that Members GRANT CONSENT under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the conditions listed within the main agenda report.

Planning Application 23/00192/FU4 – Demolition of existing reservoir structure and erection of retail unit (Class E) along with external display area, parking, landscaping, servicing area, altered access and associated works - Land To South Of Leechmere Road, Grangetown, Sunderland

The Executive Director of City Development submitted a report and supplemental report (copies circulated) in respect of the above matter.

The Chairman allowed time for everyone to read the supplemental report.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions for clarification, the Chairman introduced Mr Jonathan Wallace, the agent acting on behalf of the applicant who wished to speak in support of the application. Mr Wallace commented that they had worked hard with the Planning Officers to address all issues on this application and wished to thank those Officers for their work. The application would regenerate the site bringing it back into use, create job opportunities and bring retail to the residents of the south side of Sunderland.

The proposal passes all sequential tests and was of a modern design that did not hurt any residential amenity. It held very strong public support from the consultation exercises, improving the local shopping choices therefore Mr Wallace urged Members to approve this application.

There being no further questions or comments, the Chairman referred to the amended recommendation contained within the supplemental report and it was:-

8. RESOLVED that Members GRANT CONSENT for the development under Regulation 4 of the Town and Country Planning General Regulations 1992, (as amended), subject to:

- the draft conditions contained within the main Committee Report (as published on the 24th March 2023) excepting Condition 18 which should be omitted; and

- Draft Conditions 24 and 25 as set out in the supplemental report

Planning Application 23/00237/LP3 – Installation of a new 8.5m high play structure within an existing park with existing play equipment - Margaret Thompson Park, Newcastle Road, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

Councillor Foster commented that the whole area was going to be fabulous for families and wished to congratulate all involved on this project.

There being no further questions or comments, it was:-

9. RESOLVED that Members GRANT CONSENT under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) and subject to the conditions set out within the report

Planning Application 23/00238/LP3 – Proposed bespoke hoarding and fencing (up to 6m tall) as part of the wider development of Plot 12. Hoarding and fencing to include feature lighting - Plot 12, Riverside Sunderland Plater Way SunderlandSR1 3AA

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

The Chairman wished to take this opportunity to thank Mr Anthony Jukes, the Planning Officer for his support during her time as Chairman as she understood this was Mr Jukes last Committee before leaving the Authority and therefore wished him well in his future endeavours.

There being no further questions or comments, it was:-

10. RESOLVED that Members GRANT CONSENT under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the conditions listed within the report

Planning Application 23/00432/VA3 – Variation of conditions 2 and 5 of planning permission ref.20/02391/LP3 (Construction of high-level pedestrian and cycle bridge across River Wear) to allow for removal of additional trees and amendments to approved ecology mitigation and enhancement measures - River Wear Sunderland

The Executive Director of City Development submitted a report and supplemental report (copies circulated) in respect of the above matter.

The Chairman allowed time for everyone to read the supplemental report.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

Councillor Scott commented that this proposal gave incredible potential in connecting the North and South of the City and it was another application which outlined the Council's ambition therefore he welcomed the proposal.

Councillor Foster echoed Councillor Scott's comments but did wish to raise the issue of trees having been taken out without consultation of Members previously and that he accepted this needed to be done in this instance but it was a concern for Members.

There being no further questions or comments, it was:-

11. RESOLVED that Members GRANT CONSENT under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), with condition 2 of the original planning permission amended to reflect the revised submitted details and conditions 4 and 5 replaced by a new, combined ecology condition in line with the advice of the Council's Ecology officer. All other conditions of the original permission which remain applicable will also be re-imposed.

Items for information

Members gave consideration to the items for information contained within the matrix.

In response to Councillor Mullen's query as to two applications which he had requested be Called in, The Development Control Manager advised that she would investigate and confirm these directly with the Member.

Councillor Nicholson referred to those Members on the Committee that were standing down at the upcoming elections and wished them well for the future. The Chairman echoed those sentiments however advised that there would be an upcoming extraordinary meeting before the elections.

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

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

(Signed) M. THORNTON
(Chairman)