

Planning and Highways Committee 2nd February 2026

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – ECONOMY AND PLACE

PURPOSE OF REPORT

This report is circulated to the Committee. It includes additional information received after the preparation of the Committee Report. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Application 2

25/01007/MAW- Suez Recycling And Recovery, Catherine Road, New Herrington Industrial Estate, Houghton-le-Spring

Following the publication of the Committee Report, SCC Highways confirmed that the comments provided on the 24th September 2025 are still valid and parking concerns have been addressed.

In light of the above, the recommended decision for the application is to remain as per the published Committee Report.

Application 4

25/02696/LP3- Washington F Pit Albany Way Albany Washington NE37 1UR

Following the publication of the Committee Report, further consideration has been given to ecology mitigation.

The Council Ecologist had recommended that the proposed hedgerow and 9no. trees to be planted on site, should be native species.

An updated Biodiversity Metric Calculation and updated BNG Net Gain were provided on the 21.01.26 and set out that the proposed hedgerow would be a native species.

The Council's Ecologist confirmed that this would be acceptable.

With regard to the planting of native trees on site the Landscape Architect for the Scheme, provided the following justification for non-native species to be used in this instance:

Reason 1 : The trees chosen are within an ornamental garden and using native trees would not sit with the chosen aesthetic. This will also help in not spreading throughout the ornamental garden causing a maintenance issue down the line.

Reason 2: The trees chosen outside the ornamental garden are within a highway's perimeter, so compaction is a problem – these species have been chosen to thrive in these adverse conditions.

Reason 3: The trees chosen are within a new guide of diversifying tree species due to climate change – The trees chosen have been chosen as they are species which will deal with changing climate in the future and give a better specimen overall.

Reason 4: The ground around the development is reclaimed land (previous mine working yard) from soil testing there is high levels of contamination – These trees have been chosen as they can deal with poor conditions, giving a better specimen overall.

The Council Ecologist considered the justification that was provided in relation to the trees and confirmed that, in this instance, the use of non-native tree species would be acceptable.

Given the above condition 27 set out in the main agenda, should be amended to include reference to the updated report.

Amended condition 27

The Biodiversity Gain Plan shall be prepared in accordance with Biodiversity Metric Report (Total Ecology, January 2026).

Reason: To ensure the biodiversity gain objective is satisfied in a manner that reflects the ecological information submitted with the planning application, and agreed with the LPA, and to comply with Policy NE2 of the adopted Core Strategy and Development Plan.

In light of the above, the recommended decision on the application is set out below,

RECOMMENDATION:

It is recommended that Members be **MINDED TO GRANT** planning permission under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the completion of an internal budget transfer of £3,095.61 to the Planning Department to secure the necessary monitoring fee associated with the provision of the on-site biodiversity net gain, the draft

conditions on the main agenda except for Condition 27 which is updated as set out above:

Application 5

25/02722/FUL- 1 Grayling Court Doxford International Sunderland SR3 3XE

It is noted that the recommendation did not include the date for the Use Classes Order. The updated recommendation should therefore read as set out below:

RECOMMENDATION:

It is recommended that Members **REFUSE** planning permission for the reason outlined below.

Reasons:

- 1 The proposal represents an unacceptable use of a unit within a Primary Employment Area, which will result in the unit being unavailable for more appropriate employment uses. It has not been demonstrated that exceptional circumstances exist to justify the use of the unit for the purposes of education within Use Class F of the Town and Country Planning (Use Classes Order) 1987 (as amended) and the proposal is therefore contrary to the requirements of policy EG1 of the Council's adopted Core Strategy and Development Plan.

END OF REPORT