

PLANNING AND HIGHWAYS (EAST) COMMITTEE

AGENDA

Meeting to be held in the COUNCIL CHAMBER, CIVIC CENTRE on Monday 7th June, 2021 at 5.30 p.m.

Membership

Cllrs Bewick, Butler (Chair), Dixon, Doyle, Essl, Foster, E. Gibson, Hodson, Morrissey, Noble, Peacock, Reed, Scanlan, P. Smith, Stewart, Wilson (Vice Chair)

ITEM		PAGE
1.	Receipt of Declarations of Interest (if any)	-
2.	Apologies for Absence	-
3.	Minutes of the Last Ordinary Meeting of the Planning and Highways (East) Committee held on 29th March, 2021 and the Extraordinary meeting held on 26th April, 2021 (copies attached)	1
4.	Objection to Traffic Calming Notice for the Proposed Raised Speed Table on Dovedale Road, Seaburn Dene (Fulwell Ward) Report of the Executive Director of City Development (copy attached).	27
5.	Applications made under the Town and Country Planning Acts and Regulations made thereunder Report of the Executive Director of City Development (copy herewith).	35

Elaine Waugh,
Assistant Director of Law and Governance,
Civic Centre
SUNDERLAND

26 May, 2021

At a meeting of the PLANNING AND HIGHWAYS (EAST) COMMITTEE held REMOTELY on MONDAY 29th MARCH, 2021 at 5.00 p.m.

Present:-

Councillor Butler in the Chair.

Councillors Bewick, D. Dixon, M Dixon, Doyle, Foster, E. Gibson, Hodson, O'Brien, Scanlan and D. Wilson.

Declarations of Interest

Declarations of interest were made by Members in respect of the following items of business:-

Item 6, Applications made under the Town and Country Planning Acts and Regulations made thereunder – Planning Application 19/01559/FUL
Land at James William Street, Sunderland

Councillor Scanlan made a declaration that she had undertaken discussions on the matter with residents however she was satisfied that she was able to consider the application with an open mind.

Item 6, Applications made under the Town and Country Planning Acts and Regulations made thereunder

- i). Planning Application 18/00640/FUL - Burdon Lane, Burdon, Sunderland
- ii). Planning Application 19/01497/HY4 - Land North of Burdon Lane, Burdon, Sunderland
- iii). Planning Application 19/01559/FUL - Land at James William Street, Sunderland

Councillor Doyle declared a pecuniary interest in all three items and left the meeting at the appropriate point on the agenda taking no part in any discussions or decisions thereon.

Item 6 Applications made under the Town and Country Planning Acts and Regulations made thereunder, Planning Application 21/00225/FU4 - Land North of St Marys Way/Former Vaux Brewery Site and Galleys Gill, Gill Bridge Avenue Sunderland

Councillor Doyle sought advice from the Committee's Solicitor in respect of the application. He stated that he had campaigned alongside one of the objectors to the application on the wider issue of the sewage infrastructure within the city and had made public statements that he believed it was inadequate. However with regard to this particular application, he was

satisfied that he would be able to consider its determination with an open mind. The solicitor replied that if Councillor Doyle was satisfied that he was able to consider the application with an open mind then he should act accordingly.

Item 6, Applications made under the Town and Country Planning Acts and Regulations made thereunder - Planning Application 20/00492/FUL Full Erection of car preparation centre (Retrospective), Wearside Auto Park Hendon Street, Sunderland

Councillor Butler declared an interest in the item as he believed there was a possibility that a family member was employed by the applicant. Councillor Butler left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors P. Smith, Waller and A. Wilson.

Minutes of the last meeting of the Planning and Highways (East) Committee held on 1st February, 2021

2. RESOLVED that the minutes of the last meeting of the Planning and Highways (East) Committee held on 1st February 2021 be confirmed and signed as a correct record.

Objection to the Traffic Regulation Order (TRO) for the Proposed Community Parking Management Scheme (CPMS) in the Royal Hospital Phase 4 Amendment Area (Barnes Ward)

The representative of the Executive Director of City Development presented a report (copy circulated) which advised the Committee of objections that had been received, by the Council, in respect of the proposed TRO for the proposed CPMS and additional restrictions that were intended in the area of the Royal Hospital Phase 4 Amendment, and to requested the committee to not uphold the objections that could not be resolved within the constraints of the scheme

(For copy report – see original minutes)

The Committee was advised that that the Council proposed to introduce an extension to the existing permit based CPMS in the Barnes area. The scheme had been designed following requests and petitions from residents and then extensive engagement with elected Members, residents and businesses in the area together with the Council's statutory consultees. The scheme was intended to reduce the amount of indiscriminate and obstructive parking,

principally by workers from the Royal Hospital, on the streets within the scheme.

Members were advised of the two phases of the community engagement and the drawings showing the proposals consulted on were included as Appendices A and B to the report. Following analysis of the second engagement and the agreement of the working group, a final public engagement pack consisting of a letter and drawing was sent out in July 2020, advising residents that the proposals would be taken through the necessary statutory process. The final engagement drawings were detailed in Appendix C to the report.

From 21st December 2020 to 22nd January 2021 the CPMS Traffic regulation Order (TRO) was advertised both on site and in the local press. In response to the advertisement the council received two formal objections to the proposed CPMS. The approximate location of the objectors were shown on a plan in Appendix D to the report, with a summary of the objections outlined in Appendix E.

The representative of the Executive Director of City Development having addressed questions from the Committee, Councillor Mullen, (Barnes Ward Member) was invited to address the Committee and spoke in support of the proposal.

Consideration was given to the proposal and with the recommendations having been put to the Committee, it was:-

3. RESOLVED that the Executive Director of City Development be advised that:-
 - i) the objections to the TRO, for the proposed THE CITY OF SUNDERLAND (SUNDERLAND ROYAL HOSPITAL AREA) (WAITING AND LOADING AND PARKING PLACES) (AMENDMENT NO2) ORDER 2021 not be upheld;
 - ii) all objectors be notified accordingly of the decision;
 - iii) the Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated Traffic Regulation Order and;
 - iv) the Executive Director of City Development take all necessary action to implement the physical works associated with Traffic Regulation Order.

Objection to the Traffic Regulation Order (TRO) for the Proposed Junction Protection Scheme on Cleveland Road (Barnes Ward)

The representative of the Executive Director of City Development presented a report (copy circulated) on an objection that had been received, by the

Council, in respect of the proposed junction protection scheme (no waiting at any time / double yellow lines) on Cleveland Road (Barnes Ward), and to request the committee to not uphold the objection that could not be resolved within the constraints of the scheme.

The Committee was informed that the Council proposed to introduce a junction protection scheme (no waiting at any time / double yellow lines) from Colchester Terrace to Ettrick grove following extensive engagement and consultation with elected members, residents and other organisations in the area. The scheme had been designed following complaints and requests to improve road safety on Cleveland Road.

Members were informed of the two phases of the community engagement and were informed that following the engagement, the Traffic regulation Order (TRO) was advertised both on site and in the local press from 21st December 2020 to 22nd January 2021. In response to the TRO advertisement the council received four objections in total. Officers were able to contact the objectors to the scheme and discussed the proposals in more detail and answered any questions they had. Following the discussions three of the objections were withdrawn leaving one objection remaining. A summary of the objection was outlined in Appendix C to the report.

The representative of the Executive Director of City Development having addressed questions from Members, consideration was given to the proposal and with the recommendations having been put to the Committee, it was:-

4. RESOLVED that the Executive Director of City Development be advised that:-
 - i) the objection to the TRO, for the proposed THE CITY OF SUNDERLAND (SUNDERLAND ROYAL HOSPITAL AREA) (WAITING AND LOADING AND PARKING PLACES) (AMENDMENT NO2) ORDER 2021 not be upheld;
 - ii) the objector be notified accordingly of the decision;
 - iii) the Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated Traffic Regulation Order and;
 - iv) the Executive Director of City Development take all necessary action to implement the physical works associated with Traffic Regulation Order.

At this juncture the Chairman advised that the first two planning applications on the agenda (18/00640/FUL Burdon Lane, Burdon, Sunderland and 19/01497/HY4 Land North of Burdon Lane, Burdon, Sunderland) would be considered together as they were on adjacent plots of land.

Planning Application Reference 18/00640/FUL Full Application 60 dwellings with access from Burdon Road and associated open space, landscaping, infrastructure and earthworks, Burdon Lane Burdon Sunderland

Planning Application Reference 19/01497/HY4 Hybrid Application Regulation 4 I: Full Planning permission for 532 residential dwellings (Use Class C3) with associated infrastructure and landscaping: Outline planning permission (all matters reserved except access) to erect up to 358 residential dwellings (Use Class C3), a neighbourhood centre (comprising 2.9 hectares of development including 1.5 form entry school and uses from within use classes A1,A3,A4,D1,and D2), associated infrastructure and landscaping. Land North of Burdon Lane, Burdon Sunderland

The Executive Director of City Development submitted reports (copies circulated) in respect of the above applications

(for copy reports – see original minutes)

The representative of the Executive Director of City Development thanked the Chairman for allowing him to present the applications together and advised that while they would be presented as one item, the applications would be required to be determined separately, with the larger Hybrid application (19/01497/HY4) being determined first, followed by the smaller application (18/00640/FUL) from Persimmons Homes.

Members were informed that the site was covered by the Core Strategy Development Plan (CSDP) and in particular Strategic Policy SP5. This stated that South Sunderland would continue to grow and become a spatial priority for housing and economic development. In order to achieve this the South Sunderland Growth Area (Policy SS6) was allocated as a new sustainable community.

Policy SS6 established 10 criteria that needed to be considered to ensure the proposals satisfied the land use policy, namely:-

- The land north of Burdon Lane was allocated for approximately 1000 homes
- The application must provide 10% of the homes as affordable homes
- The provision of a neighbourhood centre
- Extensions to two existing primary schools
- Provision of public open space
- Allotment provision either on or off site
- Suitable alternative green space provision
- Cycleways and footpaths
- A new and improved public transport service
- Contribution to a Ryhope / Doxford link road

The Committee was informed that applications satisfied each of 10 requirements and therefore the principle of development was deemed to be acceptable. The representative of the Executive Director of City Development went on to brief the Committee on the following issues that needed to be considered in determining the application:-

- Design quality / Landscape and visual impact.
- Highway implications
- Socio-economic factors
- Ecology and nature conservation
- Water environment
- Heritage and Archaeology
- Ground conditions and hydrogeology
- Noise Vibration and Air Quality
- Planning Obligations
- Environmental Impacts

In conclusion, Members were advised that the proposals were considered to be compliant with the CSDP housing allocation policy SS6, all technical matters had been adequately addressed within the report, none of which raised significant concerns that would outweigh the benefits of the proposal. The supporting Environment Impact Study had considered that the overall environmental impact of the development would not be severe, and as such, it was considered that there were no significant reasons for the applications to be refused.

The Chair thanked the Officer for his report and invited questions from the Committee.

In response to an enquiry from Councillor E. Gibson, the representative of the Executive Director of City Development and Highways Officer explained the proposed operation of the access to the site from the new Doxford/Burdon link road and in particular how traffic would get from the new link road and on to Burdon Lane.

Councillor Bewick highlighted the fast-moving nature of the traffic using the existing road from Burdon to Ryhope and asked if any traffic calming measures were to be proposed. The Highways Officer replied that there were proposals to introduce speed restrictions and improvements to Burdon Lane. They were not included as part of this particular application but were under consideration as part of the proposals to provide the new link road. Councillor Bewick responded that the current speed limits on the road tended to be ignored by drivers and suggested that traffic calming measures would be more appropriate.

Councillor Michael Dixon referred the Junction Improvement Trigger 4 detailed on page 108 of the agenda which required that no more than 600 dwellings shall be occupied until the specified highway infrastructure was completed and open to traffic. He noted that the application would result in the

provision of 592 homes and asked how this would impact on the Trigger. The Highways officer confirmed that discussions were ongoing with the developers and there was a real possibility that the highways improvements required under Trigger 4 would be brought forward. Councillor Dixon welcomed this as he feared that without the improvements there was a real danger that many of the smaller roads within St Michael's Ward would develop into rat runs.

Councillor Hodson advised the Chairman that he had four questions. Firstly, when looking at the proposals for the site it looked like the result would be to link and merge the communities of Doxford Park, Ryhope and Burdon. Could the Officer explain why this was considered acceptable in planning terms. Secondly, there appeared to be a lot of green space corridors used to link the developments. Once the site was adopted, who would own and maintain these areas of green space, particularly if not all the phases of the development were carried out? Thirdly, where would the allotments be provided and finally it appeared that some of the development was within the boundaries of Doxford Parish. Was an additional level of consultation undertaken with Doxford Parish in the same way that Hetton Town Council would be consulted on proposals within their area?

The representative of the Executive Director of City Development replied that strategically the approach had always been to merge the 4 areas (land north of Burdon Lane, Chapelgarth, Ryhope and Cherry Knowles). This was enshrined in Strategic Policy SP5 and the Core Strategy Development Plan. The aim was to provide a new urban settlement with a green edge with each site being linked via their perimeter boundaries containing cycleways and footpaths which would allow someone to move unhindered across the whole of the settlement. The management and maintenance of the areas of green space would be referenced in the Section 106 agreements. This would be via a Management Company with no financial burden placed upon the Council. The offset allotment provision would be located in Tunstall and Ryhope. In response to Councillor Hodson's final question the officer advised that he was not aware that there was any formal consultative process established with Burdon Parish

Councillor Hodson replied that the fact that the maintenance of the green corridors would lie outside of the Councils control rang alarm bells for him.

The Chairman then welcomed and introduced Councillor Fagan who was afforded the opportunity to address the Committee and spoke in objection to the application, citing the loss of public green space, the negative impact of the development on existing residents including a huge increase in traffic and air pollution together with the impact on residents of the noise, vibration and dust associated with a period of construction that was envisaged would last for a period of ten years.

At this juncture the Chairman advised that a request had been received from Mr Richard Garland of George F White LLP to have a statement read out to the Committee on behalf of their clients, the owners of Tunstall Poultry Farm which formed part of the South Sunderland Growth Area but sat outside of the

applications in question. The Chairman asked the representative of the Executive Director of City Development to read out the statement advising that he would allow 5 minutes.

Following the reading of the statement the Committee was informed that 2 requests had been made to have statements read out by an Officer in objection to the applications. The Chairman advised that he would allow 5 minutes per statement. The representative of the Executive Director of City Development then read out the statements received from the following members of the public in objection to the applications.

- Mr Ian Fawcett
- Mr Shaun Nicholson

The grounds for objection centred on:-

- The extra strain on the road network
- The rise in pollution and in particular its impact on children in the near-by schools
- The loss of green space and destruction of the settlement break
- Failure to carry out statutory consultations on changes to the schemes within the application
- Failure to allow proper public participation in respect of the application
- Inaccuracies within the Committee report before members
- No evidence that SCC had undertaken an assessment as required under Natural Habitat Regulations
- Failure to fully assess the cumulative impact of the applications.

The Chairman then welcomed and introduced Mr David Abbercrombie who had requested the opportunity to address the Committee and speak in support of the application on behalf of the applicant, the Burdon Lane Consortium. The Chairman advised that he would have 5 minutes to do so.

There being no questions for Mr Abbercrombie on his presentation, Chairman then invited members to comment on and debate the application.

In relation to the first application (18/00640/FUL) Councillor E. Gibson expressed her disappointment that because of the current covid restriction the Committee was unable to undertake a site visit with planning officers. She stated she was opposed to the loss of green space and the impact of the applications on the residents of Burden Village which would lose its rural character if the development was approved. She advised that she had not opposed the previous application because of the action that was to be taken to alleviate the serious flooding issues in Lodgeside Meadows and Thristley Woods however issues of flooding still remained. She advised the Chairman that she intended to oppose the application.

With regard to the larger hybrid application Councillor Gibson expressed concern at the loss of green space, the loss of the rural aspect that

surrounded the historic village of Burdon together with the negative impact on resident wildlife and in particular on the 34 species of breeding birds. Burdon was a medieval village whose character would be changed forever by the proposal. For these reasons she would be opposing the application.

Councillor Hodson referred to the quality of the housing design which he felt was disappointing and not of a high enough quality. It was reminiscent of 1970s urban sprawl and did not reflect the nature of the site, Sunderland or the wider North East. He disliked the layout which appeared inward looking and closed off. He expressed his concern at the damage the applications would do to the medieval character of the historic Burdon Village and the effect they would have in blurring the distinction between the separate settlements of Doxford Park, Burdon and Ryhope. He stated that for the reasons of design quality and residential amenity he would be opposing the applications.

Councillor Bewick expressed his concern at the loss of green space and its replacement with urban sprawl. He believed that instead, Sunderland, as a Council should focus on continuing to deliver developments on its brown field sites in Hendon and on the riverside.

Councillor Michael Dixon echoed Councillor Gibson's disappointment that a Committee site visit had not been possible and queried whether a deferment would be appropriate until such time as this could happen. Councillor Dixon was supported by Councillor Forster who noted that the current restrictions were to end shortly. The Committee's Solicitor reiterated that statutory guidance had prevented the undertaking of a site visit and questioned what the Committee hoped to gain in holding one given the need to take decisions expeditiously. He added that the option had been there for members to visit the site on an individual basis and noted that the application had been on the Committee report matrix for in excess of two years.

The representative of the Executive Director of City Development stated that there had been a great deal of debate this evening regarding the loss of green space. She reminded members that the key thing to remember was that the site under consideration was allocated within the Council's adopted Local Plan and had been allocated for up to approximately 1,000 homes under policy SS6. The opportunity to debate whether or not the site was appropriate for development had long since passed. The scheme before members was bringing forward a development proposal via two applications which fully accorded with the Local Plan and was actually delivering less units than were allowed in the Plan allocation. She appreciated Members' issues in respect of the site visit but added that the proposals had been in process for a considerable amount of time and there was a statutory requirement that applications were determined in a timely manner.

The Chairman having invited the Planning Officer to sum up, advised the meeting that the Officer recommendation in respect both applications was that approval be granted. He was aware however that a number of Members had spoken passionately against the proposals and asked if anyone wish to move

an alternative recommendation. In addition he reminded members that they would also need to consider the implications for the Council of going against the Officer recommendations.

In reply, it was moved by Councillor Hodson and seconded by Councillor Bewick that consent was not granted on the grounds of the principle of development, the design quality (both architecturally and in terms of layout) and the impact on residential amenity.

Councillors D. Dixon and D. Wilson spoke to the meeting stating that Committee had no grounds to refuse the applications in respect of the principle of development as this had already been established with the allocation of the site for development being contained within the Council's approved Local Plan.

At the invitation of the Chairman, the representative of the Executive Director of City development addressed the Committee confirming the position outlined by Councillors D. Dixon and D. Wilson. She added that there had been a considerable amount of consultation regarding the site not only in respect of the drafting of the Local Plan but also in respect of the policy establishing the South Sunderland Growth Area. Members were advised that any development that accorded with the Local Plan and the NPPF should be determined without delay. If Members resolved to go against the Officer recommendations then there would be serious implications for the Council including a potential Public Inquiry together with the associated costs. She strongly urged Members to approve the applications.

The Chairman then asked that the motion that consent was not granted to the applications, as moved and seconded by Councillors Hodson and Bewick, was put to a vote.

Upon being put to the vote, the motion was defeated with 2 Members voting in favour, 6 Members voting against and 1 member abstaining.

The Chairman then moved that the officer recommendation in respect of Planning Application 19/01497/HY4 - Land North of Burdon Lane, Burdon, Sunderland was put to a vote.

Upon being put to the vote, the recommendation was approved with 4 Members voting in favour, 3 Members voting against and 2 members abstaining.

The Chairman then moved that the officer recommendation in respect of Planning Application 18/00640/FUL - Burdon Lane, Burdon, Sunderland was put to a vote.

Upon being put to the vote, the recommendation was approved with 4 Members voting in favour, 3 Members voting against and 2 members abstaining.

Accordingly it was:-

5. RESOLVED that:-

i) Approval be granted to Planning Application 19/01497/HY4, in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, subject to signing of the Section 106 Agreement and to the conditions as detailed in the report, and

ii) Approval be granted to Planning Application 18/00640/FUL, in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, subject to signing of the Section 106 Agreement and to the conditions as detailed in the report.

Planning Application Reference 19/01559/FUL Full Application: Erection of apartment block to provide 13 no. residential units. Land at James Williams Street 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 and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

6. RESOLVED that the application be approved subject to the completion of an agreement under s106 of the Town and Country Planning Act 1990 (as amended) and subject to the conditions as set out in the report and the late sheet.

Councillor Butler declared an interest in the following item of business and left the meeting during its consideration. The Vice Chair Councillor D. Wilson assumed the Chair for the duration of the item.

Planning Application Reference 20/00492/FUL Full Application Erection of car preparation centre (Retrospective), Wearside Auto Park Hendon Street, 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 the key issues to consider in determining the application and addressed questions from Councillors Scanlan and Dixon on the mechanism for consulting Ward Councillors and from Councillor Doyle regarding the number of attempts made to gain the missing information from the applicant and the process to be undertaken regarding any potential enforce action should the application be refused.

Consideration having been given to the application, and the Officer recommendation having been put to the Committee it was:-

7. RESOLVED that the application be refused for the reasons as detailed in the report.

Councillor Butler returned to the meeting and assumed the Chair.

**Planning Application Reference 20/02391/LP3 Local Authority (Reg 3):
Construction of a high-level pedestrian and cycle bridge across the
River Wear, linking the north and south sides of the river between the
'Vaux' site and the Sheepfolds area.**

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 and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

In response to enquiries from Councillor Doyle, Officers provided further detail in respect of the designs being considered in relation to the bridge parapets, what were considered 'appropriate times' in respect of the undertaking of archaeological surveys and the connection of the bridge to existing cycle networks.

Councillor Wilson referred to the design of the bridge and noted that there was a tendency for the design of recent developments in the city to reference Sunderland's history. He called for innovation in design and questioned whether using the past to design the future was the correct way to move Sunderland forward.

Councillor Foster stated that the bridge was much needed and he was excited that it was to be delivered.

Consideration having been given to the application, and the Officer recommendation having been put to the Committee it was:-

8. RESOLVED that the application be approved in accordance with Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the conditions as detailed in the report and the additional condition 21 as detailed in the late sheet.

Planning Application Reference No. 21/00112/LP3 Local Authority (Reg 3) Erection of a building to form a multi-storey car park containing 12 split levels with vehicular access from Farringdon Row, with associated earth works, landscaping, drainage and infrastructure provision. Land bounded by Farringdon Row to the West and the A1231 to the South.

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 and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

In response to an enquiry from Councillor Doyle Officers detailed the number of cycle spaces to be made available in the car park and explained the maintenance regime in respect of the green wall.

At this juncture the Chairman advised that a request had been received to have a statement read out to the Committee in objection to the application. The Chairman asked the representative of the Executive Director of City Development to read out the statement advising that he would allow 5 minutes. The Officer read the statement received from 'Ian' on the evening of 26th March objecting to the application on the grounds of its poor design quality

Consideration having been given to the application, and the Officer recommendation having been put to the Committee it was:-

9. RESOLVED that the application be approved in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to:-

i) The satisfactory resolution of matters relating to drainage to the satisfaction of the Environment Agency, Lead Local Flood Authority and Northumbrian Water (including any additional / amended conditions).

ii) The satisfactory resolution of matters relating to ecology to the satisfaction of the Council's Ecologist and Natural England (including any additional / amended conditions) and,

iii) The conditions as detailed in the report.

Planning Application Reference No. 21/00225/FU4 Full Application (Reg 4) Detailed planning application comprising 132 no. residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b))) suitable for cafe, retail or community enterprise, and a community allotment known as 'Kingsley Gardens' on land to the North of St, Mary's Way, Sunderland, including parts of the former Vaux Brewery Site and Galley's Gill

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, and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

Members were informed that the applicant Siglion Developments LLP was seeking full planning permission for the erection of 132 residential units, 154sqm of ancillary ground floor space (use classes E(a), E(b), E(g) and F2(b)) suitable for café, retail or community enterprise; and a community allotment/ garden known as 'Kingsley Gardens'. New public realm, landscaping and mews spaces would also feature within the development proposals. The 132 homes within 5 tailored individual clusters would comprise a mix of property types including terraced houses, stacked maisonettes and apartments.

The application site had initially included part of Galley's Gill as a proposed sustainable drainage/ water feature. However, the Sustainable Urban Drainage System (SUDS) within the housing area itself was considered to satisfactorily deal with the development's surface water flows. The housing on-site SUDS scheme included permeable paving and geocellular crates which provide the necessary attenuation and source control measures. The acceptability of this application was not dependent on the wider SUDS proposals. In addition, the proposed Galley's Gill drainage scheme was still to be fully designed and detailed and would be advanced by the Lead Local Flood Authority (LLFA) under their Permitted Developments rights. Consequently, it was not considered relevant or appropriate to include reference to the Galley's Gill SUDS as part of the application and as such, the red line had been amended accordingly so that it now only included the residential development platform and Kingsley Gardens.

Members attention was also drawn to the representations received detailed on pages 274-276 of the agenda and the consultation responses detailed on pages 276-278.

The representative of the Executive Director of City Development then drew the Committee's attention to the principle of the proposal in relation to the following key aspects as detailed on pages 282–316 of the agenda:-

1. Land use policy considerations
2. Highway engineering considerations
3. Design, Heritage and Archaeology considerations;
4. Amenity considerations;
5. Ecology, Arboriculture and Landscaping considerations;
6. Sustainability considerations;
7. Water and flood risk considerations;
8. Ground Conditions;
9. Section 106 (planning obligations) and Viability;
10. Equality Act 2010 – 149 Public Sector Equality Duty.

With regard to the Viability Assessment members' attention was drawn to the information detailed in the Late Sheet. The Committee was advised that as set out in the main agenda report, the Applicant's Viability Assessment had been assessed by the Council's external advisor who has confirmed that overall the scheme was not viable when delivering a CSDP policy H2 compliant development. However, additional commentary had been made in respect of the assumptions regarding abnormal costs and to ensure robustness in the process it was recommended that these were subject to a further review. Members were therefore requested to delegate the item back to Officers to enable this aspect of the assessment to be independently reviewed by a RICS accredited assessor. Following this review should any further information come to light that altered the position that the scheme was not viable it would be reported back to Members.

The Chairman then invited questions from Members.

Councillor Doyle stated that he was satisfied with the principle of the development but still had outstanding questions regarding the issues of drainage. He referred to the commentary on pages 310-311 of the report regarding the weight given to the advice provided by Northumbrian Water (NWL) and the remarks made in a meeting held on 4th November, 2020 that it was not within the remit of the Local Planning Authority (LPA) to question NWL's strategy towards its infrastructure nor the capacity of its network. Councillor Doyle stated that this view appeared to be contradicted by the legal opinion of Alex Shattock dated 21st February, 2021 and submitted as part of the representations made by Mr Latimer in objection to the application. He asked if an Officer was able to clarify whether issues in respect of the capacity of the sewerage network could be regarded as material in the determination of this application and future applications.

The representative of the Executive Director of City Development replied that section 7 of the report before the Committee was significant and clearly demonstrated that the LPA recognised the materiality of the issue of foul water and had considered this.

Councillor Doyle stated that he was trying to decide how to weight this up and asked that if the Committee was taking the materiality of sewerage and the evidence surrounding it into account, could it also take into account the contrary evidence submitted by the objectors.

In reply the Committee's solicitor informed Members that on one hand there were the assertions made by an objector and on the other, independent evidence submitted by statutory and non-statutory consultees. He advised that the evidence submitted by the objectors should be treated with some caution as it had not been independently examined, scrutinised or subjected to any form of peer review.

Councillor D. Dixon stated that he did not consider himself an expert on sewerage in any shape or form. He had read the Committee report and was prepared to take it at face value. However he noted that in his presentation, the Planning Officer had stated that there could be certain circumstances which may result in the discharge of foul water into the sea and that this was policed via various legislation and permitting regimes. Councillor Dixon added that perhaps there was a difference between what was permitted under legislation and what Sunderland felt as a city was an acceptable level of discharge. He asked Officers what the calculated flow rate into the sea would be under a worst-case scenario?

The Committee was advised that that was a matter for NWL and the Environment Agency who were the enforcement body in terms of the permit. The flow rates into the sea were an issue for the permitting regime and not a concern for the LPA in that sense. In response to a further enquiry from Councillor Dixon, the Planning Officer advised that he would liaise with the Environment Agency to provide the Committee with details of the flow rates.

In response to an enquiry from Councillor M. Dixon. The Planning Officer clarified and confirmed the response received from Northumbria Police as detailed in the late sheet. The representative of the Executive Director of City Development then addressed further issues raised by Councillor Dixon in respect of the design, construction, sustainability and marketability of the planned properties.

The Chairman then welcomed and introduced Mr Robert Latimer, who had requested the opportunity to address the Committee and speak in objection to the application. The Chairman advised that he would have 5 minutes to do so.

Mr Latimer spoke in objection to the application citing:-

- The Committee report before members ignored the fact that the evidence submitted by Mr Latimer in objection to the application all came from both Northumbrian Water and the Environment Agency.
- He was not against the development in itself but was keen to ensure it did not lead to an increase in the discharge of sewerage into the river and onto the coast

- Previously members had been advised that they could not question the advice given by NWL and the Environment Agency however he had obtained legal advice that stated this was not the case. He therefore wanted to ask Members, how could they independently ensure that there was capacity in the sewerage system?
- The carefully worded application gave the impression that a new sewer was to be built on site. This was not the case. There was only one route (the current route to Hendon). If the sewerage didn't go there the only alternative was for it to spill out of the CSO below the site.
- The current route backed up even in times of normal rain and discharged into the river. In 2019 there were 554 spills from within the immediate neighbourhood of the site alone.
- The provision at Hendon did not have the capacity to cope. It could only deal with 1186 litres. This was the situation 20 years ago and no account had been taken of the houses built since or those planned.
- The Environment Agency had no interest in the application because they claimed it was more than 20 metres from the river. Were they not aware that the cost to rectify the system in Whitburn cost £150m?
- The Council were the guardians of the coast and the river. Shouldn't they use the powers available to them to hold NWL and the Environment Agency to account?

Then Chairman then asked the Committee if they had any questions for Mr Latimer.

Councillor Doyle asked Mr Latimer if the evidence he had submitted in objection to the application had been independently assessed and peer reviewed, and also, as Mr Latimer had suggested that he was happy with the principle of the development, what changes to the application would be required to allow him to be satisfied with the development going ahead? In relation to changes, Mr Latimer replied that he would like to see a condition attached to the planning permission that required that an independent assessment was undertaken to ensure that the sewerage system had the necessary capacity to cope with the development. In respect of the first question he contended that his evidence was independent as the figures had been provided by NWL and the Environment Agency, this contrasted with the Committee report which he suggested was lacking in evidence and in particular the lack of any measurement of flow rates.

The Committee's Solicitor then addressed the meeting informing Members that prior to its publication, the Committee report had been sent to a senior Queen's Counsel with particular reference to section 7 of the report dealing with issues of water and drainage. He was more than satisfied that the

approach being taken by the Council was correct and found that those sections of the report were legally sound.

The Chairman then introduced Mr Steve Wharton from NWL who spoke to confirm Northumbrian Water's consultation response to the application. He advised Members that the proposed discharge of 30 litres that was estimated from the application would enter the public sewerage system on the south bank of the River Wear. This would have no influence over how the sewerage system would operate north of the river. He confirmed that the capacity of the sewerage system on the south side of the river was capable of handling the foul flows from the proposed development. Improvements to the sewerage system south of the river had already been made as part of the earlier developments on the Vaux site to facilitate the flow of foul water to the Hendon treatment works. Surface water would discharge directly from the site into the River Wear.

In response, the Chairman asked Mr Wharton if he could confirm that no foul sewerage would flow directly from the Vaux site into the River Wear? Mr Wharton replied that he could confirm this absolutely.

Councillor Doyle thanked Mr Wharton for his clarification and asked the Committee's Solicitor if he was able to supply Members with a copy of the legal advice from the QC that he had referred to earlier? The Solicitor replied that it would not be possible as the matter had been discussed via a conference call and there was no physical record.

The Chairman then welcomed and introduced Mr Andrew Hird, the Agent for the applicant, who had requested the opportunity to address the Committee and speak in support of the application. The Chairman advised that he would have 5 minutes to do so.

Members having listened to the presentation and there being no questions for Mr Hird, the Chairman invited Members to give consideration to the application.

Councillor Doyle stated that as the Committee was unable to have sight of the legal advice referred to by the Solicitor, he was personally having difficulty in determining the veracity of the evidence provided. He was having difficulty weighing up the evidence from both sides and as a result felt unable to come down on one side or the other. He requested therefore that a named vote was taken so that it would be recorded in the minutes that he wished to abstain.

Likewise Councillor M. Dixon advised that he was intending to abstain and requested a named vote. He believed that Mr Latimer had presented a compelling case and that the weight of his evidence should be respected even though he believed that the principle of the development had been established. He felt that the Members should commend people like Mr Latimer and encourage them to attend and address the Committee.

Councillor D. Wilson stated that he intended to vote in favour of the application, however what the Committee had heard from Mr Latimer still left him with some concerns. He referred to Councillor D. Dixon's earlier comment and stated that just because there were rules and regulations, it didn't mean that Sunderland had to live by them if it felt as a city that it could improve upon them.

Councillor Forster stated that Mr Latimer was an honest man and his persistence reflected the fact that he was not getting the answers that he rightly deserved.

Councillor D. Dixon advised that he intended to vote in favour of the application but reiterated that it was absolutely right that as a city, Sunderland should not always accept the statutory minimum as its standard. The Committee should have a right to know what has been pumped into the river and if it was not happy, it should expect that something was done about it.

There being no further comments the Chairman moved that the Officer recommendations were put to the vote.

Upon being put to the vote the Officer recommendations were approved with 5 Members voting in favour (namely Cllrs D. Dixon, Forster, E. Gibson, Scanlan and D. Wilson), 1 Member voting against (namely Cllr O'Brien) and 4 Members abstaining (namely Cllrs Bewick, Butler, M. Dixon and Doyle).

Accordingly it was:-

10. RESOLVED that approval be granted to the application under Regulation 4 of the Town and Country Planning (General Regulations) 1992, subject to:-

- i) a further review of viability, as outlined in the late sheet
- ii) the conditions as detailed in the report and in the late sheet
- iii) the completion of the required Section 106 Agreement.

Planning Application Reference No.: 21/00125/TP3 Tree Preservation Order LAP Reg 3 - 1no Sycamore tree - Prune low branches Location: Benedict Court Saint Georges Way Sunderland SR2 7AX

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.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

11. RESOLVED that the application be granted approval under Regulation 3 of the Town and Country Planning (General Regulations) 1992, subject to the expiry of the public consultation period and subject to conditions as detailed in the report

Planning Application Reference No.: 21/00248/TP3 Tree Preservation Order LAP Reg 3 Proposal: Application to fell 1no Ash tree (T1), 2no Alder trees (T2 & T5) and to crown reduce to previous pruning wounds 4no Willow trees (T3, T4, T6, & T7) subject to TPO114 Woodland 3. Location: Rear of Calthwaite Close 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 the key issues to consider in determining the application.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

12. RESOLVED that the application be granted approval under Regulation 3 of the Town and Country Planning (General Regulations) 1992, subject to the conditions as detailed in the report

Items for Information

Members gave consideration to the items for information contained within the matrix (agenda pages 336 - 340).

In response to an enquiry from Councillor Doyle regarding application 20/01442/VA3 (Bay Shelter Whitburn Bents Road Seaburn SR6 8AD) the representative of the Executive Director of City Development advised that the application was currently being held on the matrix pending the receipt of drawings from the applicant which sought to address issues raised by Members when the application was previously before the Committee and deferred.

Councillor Doyle referred to Application 20/01183/LP3 Land Bounded by Silksworth Road, Clinton Place and City Way Sunderland - Provision of a 520 space car park. He advised that he had previously requested a site visit in respect of the application and hoped that this could be undertaken as soon as

the guidance permitted. Councillor D. Dixon stated that he was under the impression that the application had been withdrawn. The representative of the Executive Director of City Development explained that this was simply a timing issue and whilst the application was still present on the planning matrix at the time of agenda publication it was currently in the process of being withdrawn and he would ensure that this was chased up.

13. 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) BUTLER
(Chairman)

Item 3ii

At an Extraordinary meeting of the PLANNING AND HIGHWAYS (EAST) COMMITTEE held REMOTELY on MONDAY 26th APRIL, 2021 at 4.00 p.m.

Present:-

Councillor Butler in the Chair.

Councillors D. Dixon, M Dixon, Doyle, Foster, E. Gibson, Hodson, O'Brien, Scanlan P. Smith, Stewart and D. Wilson.

Declarations of Interest

Declarations of interest were made by Members in respect of the following items of business:-

Planning Application 21/00121/FU4 Land to the North of St. Mary's Way, Former Vaux Brewery Site Plater Way, Sunderland

- i) Councillor Stewart made an open declaration in respect of the application as a Board Member of Siglion and left the meeting at the appropriate point on the agenda, taking no part in any discussion or decision thereon.
- ii) Councillor Hodson made a declaration that he had undertaken discussions on the matter with the Riverside Sunderland Team however he was satisfied that he was able to consider the application with an open mind.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Bewick and A. Wilson.

Planning Application Reference 20/00705/FUL: Demolition of former club building and associated structures. Erection of 5 no. 3 bed homes and 11no. 2 bed bungalows and alterations to access road onto Old Mill Road. Location: Site of the Buffs Old Mill Road Southwick Sunderland SR5 5TP

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

(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.

In conclusion members were informed that the application was considered to be acceptable in respect of its land use, ecology, design, highway and drainage engineering considerations, whilst the submission had demonstrated that through the use of appropriate conditions it should ensure a healthy and safe environment in both the construction and operational phases of the development. Significant weight was being given to the housing mix (bungalows) on offer within the development and the ability of the development to deliver affordable homes, whilst recognising that the redevelopment of the existing dilapidated site provided an overall planning gain to the local area in terms of amenity value and choice of product. It was therefore considered that the application was acceptable and was recommended for approval subject to the conditions detailed in the report and subject to the completion of the Section 106 Agreement.

The Chairman thanked the Planning Officer for his presentation and invited questions from Members.

The Planning Officer then addressed questions from the Committee regarding how the developer contribution of £8,629.60 towards the Strategic Access Management and Monitoring measures was calculated, the purchase of the land and the location benefitting from the Section 106 agreement.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

1. RESOLVED that the application be approved subject to the completion of a Section 106 Agreement and to the conditions as detailed in the report.

**Planning Application Reference 21/00038/LP3 Local Authority (Reg 3):
Erection of a new school building, including creation of new access,
landscaping and vehicle parking. Location: Land to West of Silksworth
Way and North of City Way Sunderland.**

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

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report and the additional information contained in the circulated late sheet, advising the Committee of the key issues to consider in determining the application.

The application sought planning permission to erect a new school at the site with the proposal including a new access spur from the roundabout on City

Way/Doxford Parkway, associated hard and soft landscaping, parking provision and new boundary treatments. The new school would enable the relocation of Sunningdale Primary School which currently occupied the former Springwell Infant School. The school was built in the late 1940s and had operated as a Special Educational Needs school (SEN) since the late 1980s. The school provided for nursery and primary aged children with severe learning difficulties, profound and multiple learning difficulties and physical disabilities.

Members were advised that the development was considered to satisfactorily address all relevant material considerations and additionally, as required by paragraph 94 of the NPPF, great weight was to be given to the overriding positive benefits of delivering a new educational establishment at a sustainable location.

The Committee's attention was drawn to the circulated late sheet which highlighted additional information provided by the applicant with a view to minimising the number of pre-commencement conditions attached to any decision notice. This additional information had been considered by the LPA and was deemed to be acceptable. Accordingly, it had been considered necessary to revise the wording of conditions 3, (Materials) 4, (CEMP) and 8 (Tree Protection) to reflect this updated position.

At this juncture the Chairman asked the Committee if all Members had been given the opportunity to read the late sheet. Members having confirmed that they had, the Chairman then invited questions on the application. In response to an enquiry from Councillor P. Smith, the Planning Officer explained the nature of the consultation response provided by NWL as detailed in paragraph 3 on page 27 of the agenda papers. In response to an enquiry from Councillor Doyle, the Committee was informed that the site would be designated in the draft A&D Plan as 'white land' and therefore any proposed development would be considered in the context of the land use surrounding it. In relation to questions raised by Councillor Hodson, the Committee was advised that the drop off /pick up system at the school would not impact on surrounding roads as there was sufficient off highway space provided to accommodate any peak time queues. In addition, the Planning Officer advised that Councillor Hodson's suggestion, that the relatively drab north/south frontages would be improved by an artwork, could be raised with the Council's Capital Projects Team during the construction phase.

Councillor E. Gibson stated that as Sunningdale School was situated in the Doxford Ward, it was appropriate that the new school was to be located within the same area.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

2. RESOLVED that the application be approved under Regulation 3 of the Town and Country Planning (General Regulations) 1992, subject to the

conditions set out in the report and the revised conditions 3, 4 and 8 as detailed in the late sheet.

**Planning Application Reference 21/00121/FU4 Full Application (Reg 4)
Detailed planning application for laying of underground data ducts and associated infrastructure, together with creation of and improvements to shared footpaths, erection of lighting columns, handrails, structural reinforcement works, erection of retaining wall, installation of ancillary drainage, street furniture and hard and soft landscaping. Proposals also include improvements to the existing Galley's Gill footbridge, installation of decorative balustrading, installation of associated lighting and associated footpath repairs. Land to the North of St. Mary's Way, Former Vaux Brewery Site, Plater 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 the key issues to consider in determining the application.

Members attention was also drawn to the Drainage Strategy as detailed on pages 59-60 of the report. The Committee was informed that the finer detail of strategy was still being finalised and therefore if Members were minded to grant the application, it was recommended that this aspect of the scheme was delegated back to Officers. It was anticipated that the outstanding issues would be resolved to the satisfaction of the Lead Local Flood Authority, however in the event that the LLFA were not fully satisfied, the proposals would be referred back to Members before determination.

In conclusion the Committee was advised that the principle of the development would accord with the Development Plan through making a contribution towards policies SP1 and SP2 of the Core Strategy. In terms of material considerations, the proposed development would closely align with the adopted Supplementary Planning Document "Riverside Sunderland" by prioritising and enhancing the safe and efficient movement of pedestrians and cyclists. Finally, in terms of detailed impacts, the proposed development would accord with the relevant Development Plan policies for amenity, design, groundworks, heritage, highways, ecology, landscape and trees.

The Chairman thanked the Planning Officer for his presentation and invited questions from Members.

The Planning Officer then addressed questions from the members regarding, the nature of the improvements to the Galley's Gill Bridge, the timescale for implementation if the application was approved, potential improvements to the walking routes down into Galley's Gill adjacent to both the east and west ends

of the bridge and the superseding of the formally proposed 'Launch' feature by the new Wear crossing.

Consideration having been given to the application and the Officer recommendation having been put to the Committee, it was:-

3. RESOLVED that the application be approved subject to the draft conditions listed in the report and the resolution of the outstanding aspects of the surface water drainage to the satisfaction of the Assistant Director of Infrastructure, Planning and Transportation, in consultation with the Chairman.

Items for Information

Members gave consideration to the items for information contained within the matrix (agenda pages 68-73).

Councillor Doyle referred to Application 21/00399/FUL 4 Roker Terrace Sunderland SR 6 9NB - Change of use from residential property to children's care home and requested that further down the line, a briefing or further information was provided for the Committee. Councillor P. Smith concurred and suggested that a site visit or map was provided for members unfamiliar with the building.

4. 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. BUTLER
(Chairman)

Item 4

**PLANNING AND HIGHWAY COMMITTEE
MONDAY 7th JUNE 2021**

**REPORT TO CONSIDER:
OBJECTION TO TRAFFIC CALMING NOTICE FOR THE
PROPOSED RAISED SPEED TABLE ON DOVEDALE
ROAD, SEABURN DENE (FULWELL WARD)**

REPORT TO PLANNING AND HIGHWAYS COMMITTEE:

OBJECTION TO TRAFFIC CALMING NOTICE FOR THE PROPOSED RAISED SPEED TABLE ON DOVEDALE ROAD, SEABURN DENE (FULWELL WARD)

1. PURPOSE OF REPORT

- 1.1. To advise the Committee regarding an objection received, by the Council, in respect of the traffic calming notice for the proposed construction of a raised speed table that is intended on Dovedale Road, and to request the committee to not uphold the objections that cannot be resolved within the constraints of the scheme, as set out below.

2. BACKGROUND

- 2.1. Following recommendations from Sunderland City Councils', City Services Scrutiny Committee and Sunderland City Cabinet, the Council have approved a policy for the implementation of 20mph zones throughout the city in residential areas where issues have been highlighted.
- 2.2. After carrying out assessments a 20mph zone has been identified in the Seaburn Dene area which will benefit from the proposed scheme. Investigations in the area showed that vehicles on the main routes through the proposed zone, regularly travel at a speed more than the 30mph limit. The higher speeds increase the risk and severity of injury should any incident occur.
- 2.3. As part of investigations it was identified that pedestrians using Dovedale Road and nearby streets would benefit from improvements to the existing pedestrian refuge crossing point that is located between Torver Crescent and Bampton Avenue. Officers investigated the area and designed a proposal to help improve road safety at the existing crossing point. Proposals to upgrade the existing pedestrian refuge crossing point consist of construction of a raised speed table, alterations to kerbs/footways to accommodate the raised speed table, and installation tactile paving. The existing pedestrian refuge is used by a large number of students from Seaburn Dene Primary School and Monkwearmouth Academy. The crossing is also used by a number of residents accessing the main bus stop on Dovedale Road. The speed table would force drivers to comply with the newly 20mph zone speed limit at one of the main crossing points ensuring pedestrian safety.
- 2.4. A public engagement was carried out between 16th November 2020 to 11th December 2020. As part of the public engagement process consultation documents were issued to all organisations on the Councils list of statutory consultees, such as the emergency services and bus operators. No objections were received. Public engagement documents consisting of an explanation of the proposals, response form, plan of the respective proposed scheme were issued to all residents and businesses considered to be directly affected by the proposals.
- 2.5. Drawings of the proposals are shown in Appendix A of this report.

- 2.6. The proposals were supported by the majority of residents who returned votes. The details of the responses are;

771 consultation packs were delivered.

Of the responses received 88.2% were in favour

- 2.7. From 9th April 2021 to 4th May 2021 the Traffic regulation Order (TRO) for the 20mph zone and Traffic calming notice for the raised speed table was advertised both on site and in the local press. The advertisement period gives persons who may object to the scheme, the opportunity to raise their objection formally with the Council.
- 2.8. In response to the TRO for the 20mph zone and Traffic calming notice for the raised speed table advertisement the council received one objection to the speed table proposal. The objector confirmed that that they had no objections to the proposed 20mph scheme but are objecting to the implementation of the speed table. The full objection is shown in Appendix B.

3. CONCLUSION

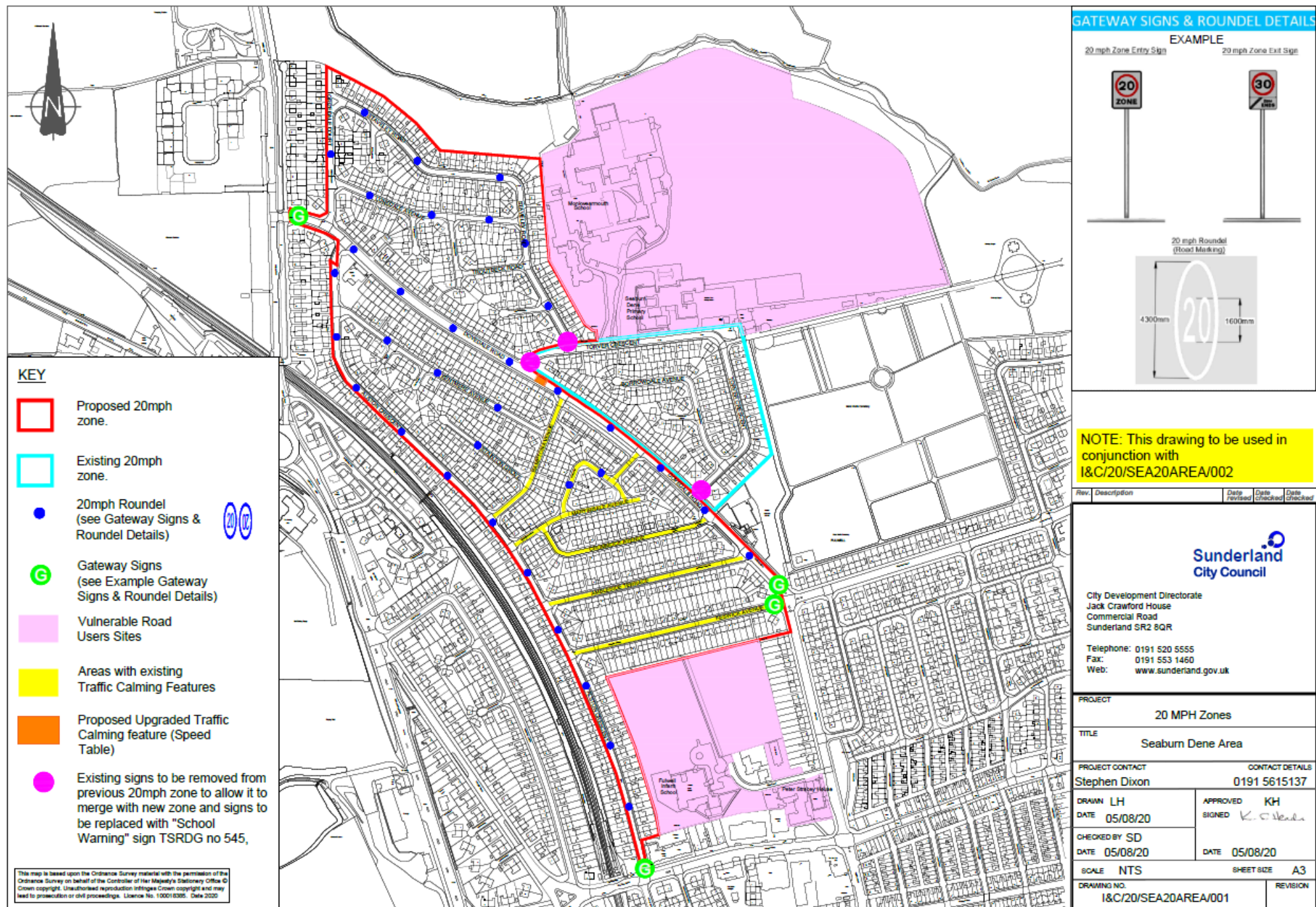
- 3.1. The Council has a duty under Section 122 of Road Traffic Regulation Act 1984; “to secure the expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway.”
- 3.2. It was highlighted during the scheme investigations that reducing vehicle speeds along this stretch of Dovedale Road should be explored further as part of the 20mph zone proposals. Reducing vehicle speeds along this area of Dovedale Road will help improve road safety and the safety of pedestrians wishing to use the existing pedestrian crossing facility.
- 3.3. The existing pedestrian refuge is used by a large number of students from Seaburn Dene Primary School and Monkwearmouth Academy. The crossing is also used by a number of residents accessing the main bus stop on Dovedale Road.
- 3.4. It is therefore considered necessary to introduce a raised speed table at the existing pedestrian crossing location to improve the crossing point. These improvements are considered necessary in order to improve road safety and compliment the Seaburn Dene 20mph zone.

4. RECOMMENDATION

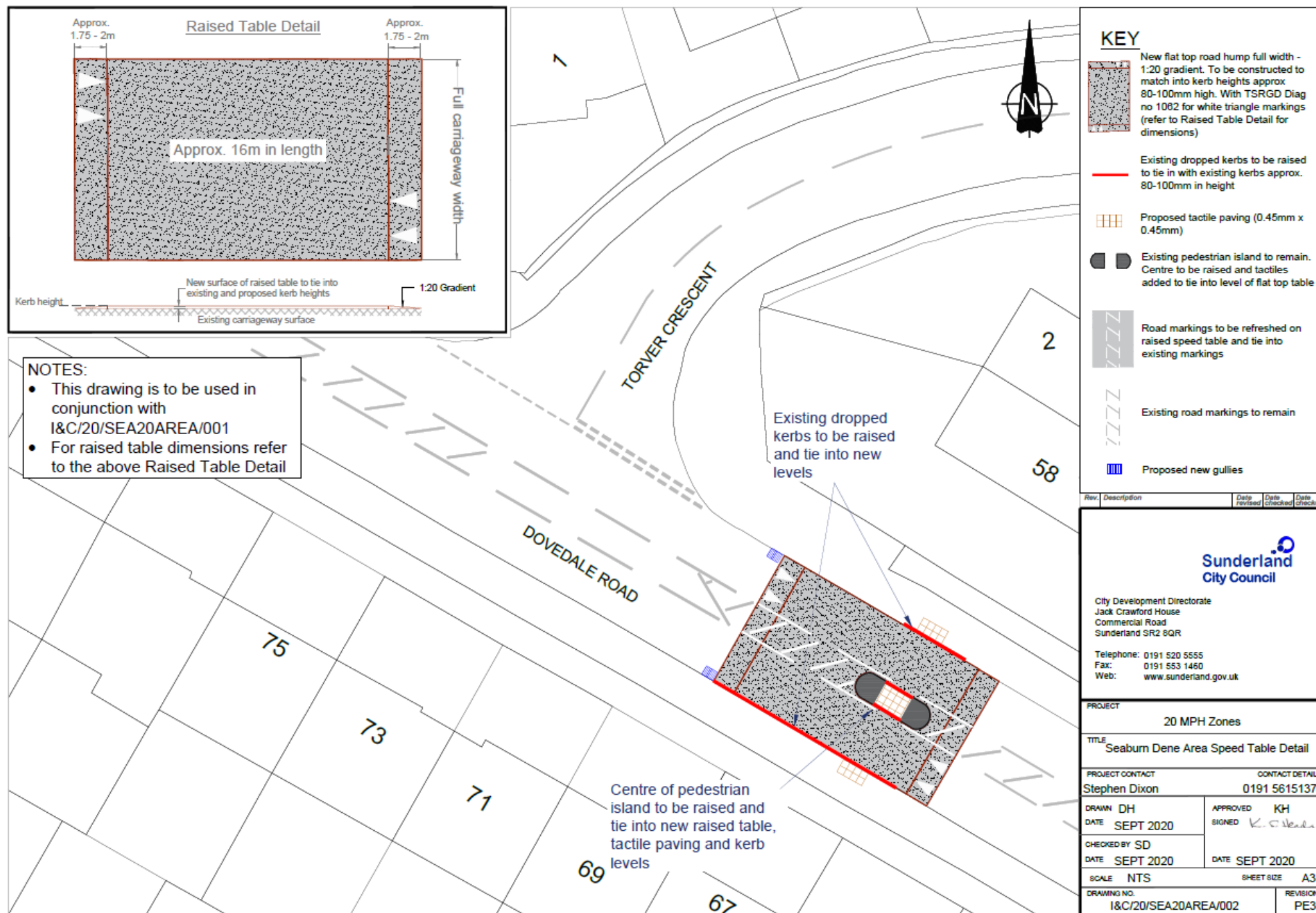
It is RECOMMENDED that the Executive Director of City Development be advised that:

- 4.1. The objection to the traffic calming notice, for the proposed DOVEDALE ROAD, SUNDERLAND - PROPOSED CONSTRUCTION OF ROAD HUMP under Section 90A of the Highways Act 1980 ORDER not be upheld;**
- 4.2. The objector is notified accordingly of the decision;**
- 4.3. The Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated traffic calming notice and;**
- 4.4. The Executive Director of City Development take all necessary action to implement the physical works associated with the traffic calming notice.**

Appendix A – Public Engagement Drawing Nov / Dec 2020 (20mph Zone Seaburn Dene)



Appendix A – Public Engagement Drawing Nov / Dec 2020 (Dovedale Road Speed Table)



APPENDIX B – Summary of the Objection

Objector	Nature of Objection	Consideration of Objection
Objector 1	<p>Dear Sir/Madam,</p> <p>I have reviewed the plans received in relation to the above and whilst I appreciate that the intention is to make the area 'a more attractive place to live' as well as protecting vulnerable road users, as the homeowner of [REDACTED], the implementation of a raised speed table will have a direct impact on our property compared to other homeowners in the area.</p> <p>Following conversations with your department, it was confirmed that the kerbs which are currently lowered (our driveway) would be raised to the same level and access to our property would not be impeded, however I still feel that this will not provide smooth access to our property.</p> <p>In addition to this, the implementation of the speed table will mean that more cars will be slowing down directly outside our property, not only leading to an increase in noise but also an increase in emissions thus causing more pollution.</p> <p>We have owned the property for over 20 years and to my knowledge there have not been any incidents at this crossing This would indicate that the current measures with the existing pedestrian crossing point are more than adequate.</p> <p>Should the proposed plan go ahead for the raised speed table directly outside of our property this will have a direct impact on the value of our property and affect the ability to sell in the future.</p>	<p>The proposed kerbs would be raised to tie in with the new height of raised table. This would create a smoother surface when entering/exiting driveways to and from the proposed speed table. Currently there is a height difference between the existing carriageway and footway levels of approximately 100mm, the amended kerbline would be flush with the proposed speed table and would be at the same surface levels.</p> <p>It is expected that traffic would be slowing down currently when approaching a pedestrian crossing facility. A maximum gradient of 1:20 has been designed on the speed table to create a smoother on/off run from existing carriageway. The table is designed to allow all vehicles to cross at the new speed limit, the table is there to help enforce the new 20mph limit and cars would not be required to slow any further than the newly introduced speed limit.</p> <p>As part of 20mph zone designs officers look at existing surroundings and if any improvements can be made in the interests of road safety. With the introduction of the speed table it is expected that there will be reduction in pedestrian/vehicle conflict and will create a safer environment for all users of the highway.</p> <p>There is no evidence that suggests there will be a reduction in the value of properties where speed tables are situated. The fact that the area will see an improved safer crossing point could have a positive effect on the area.</p>

	<p>To confirm, I have no objections to the proposed 20 mph limit in the area, it is the implementation of the speed table which I am objecting to.</p> <p>I look forward to your response. Yours Sincerely</p>	
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Item 5

Planning and Highways (East) Committee

7th June 2021

REPORT ON APPLICATIONS

REPORT BY THE EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

PURPOSE OF REPORT

This report includes recommendations on all applications other than those that are delegated to the Executive Director of City Development for determination. Further relevant information on some of these applications may be received and in these circumstances either a supplementary report will be circulated a few days before the meeting or if appropriate a report will be circulated at the meeting.

LIST OF APPLICATIONS

Applications for the following sites are included in this report.

1. 21/00582/FUL
1 Whitehall Terrace Sunderland SR4 7SN

COMMITTEE ROLE

The Committee has full delegated powers to determine applications on this list. Members of the Council who have queries or observations on any application should, in advance of the above date, contact the Committee Chairperson or the Development Control Manager (0191 561 8755) or email dc@sunderland.gov.uk.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Development Plan - current status

The Core Strategy and Development Plan was adopted on the 30 January 2020, whilst the saved policies from the Unitary Development Plan were adopted on 7 September 1998. In the report on each application specific reference will be made to policies and proposals that are particularly relevant to the application site and proposal. The CSDP and UDP also include several city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the City Development Directorate at the Customer Service Centre or via the internet at www.sunderland.gov.uk/online-applications/

Peter McIntyre
Executive Director City Development

Reference No.: 21/00582/FUL - Full Application

Proposal: **Change of Use from a hairdressing salon to an online pharmacy and storage and distribution centre**

Location: 1 Whitehall Terrace Sunderland SR4 7SN

Ward: Pallion

Applicant: Dominionpharm Ltd

Date Valid: 16 March 2021

Target Date: 11 May 2021

PROPOSAL

Planning permission is sought for a change of use from a hairdressing salon to an online pharmacy and storage and distribution centre at 1 Whitehall Terrace, Sunderland, SR4 7SN.

The proposed change of use affects the ground floor of a property set within Whitehall Terrace, which fronts the south side of Hylton Road to the west of its crossroads junction with Kayll Road and Pallion Road. The subject property is located within the terraced block between Hylton Road's junctions with Kayll Road and Bexley Street. The property features a hairdressing salon to ground floor and a residential flat above. Properties immediately to its east also feature ground floor commercial units with residential flats above, whilst those immediately to the west are wholly in residential use. The neighbouring Bexley Street is flanked by residential cottages.

The application proposes the change of use of the ground floor from a hairdressing salon to an online pharmacy and storage and distribution centre. The pharmacy is not intended to be open to members of the public; rather, medicines and other pharmaceutical products will be stored at the premises and distributed in response to orders made online.

The submitted plans show the front part of the ground floor being used as the pharmacy area, with the rear part being used as a consulting room. The applicant has, however, clarified that all consultations will take place via phone or video call as no members of the public will be allowed at the premises. Operating hours are proposed to be 08:00 - 17:00 Monday to Friday; no opening is proposed on Saturdays, Sundays or Bank Holidays.

Deliveries and collections are anticipated to occur once or twice daily and would take place during two periods of the day, between 08:00 and 10:00 and between 15:00 and 17:00. The deliveries will bring pharmaceutical products for storage at the premises, whilst collections will be made to distribute orders to customers. Delivery/collection drivers will be instructed to park along Bexley Street, where short-stay parking is permitted up to its junction with the rear lane to Whitehall Terrace. Delivery/collection events are anticipated to take no longer than 10 minutes each and will typically involve a 'Transit'-type van rather than a large HGV.

The business is anticipated to employ a total of 3 no. staff, including a responsible pharmacist. Staff will be encouraged to use sustainable modes of transport to reach the premises.

Waste from the proposed use of the premises will be securely stored in the rear yard of the property, with pharmaceutical waste kept separate from 'normal' waste. Bins will only be placed in the rear lane when ready for collection. The handling and storage of pharmaceutical waste will be

undertaken in full accordance with the regulations and guidance set by the Environment Agency and the National Pharmacy Association.

In terms of security, the front of the property has been fitted with a roller shutter, whilst an alarm system and motion sensors will be installed. The front window of the property will be installed with frosted film to prevent passers-by looking into the premises during working hours. All controlled drugs will be kept in locked, reinforced security cabinets. The applicant also intends to work with local police in terms of ensuring the ongoing effectiveness of the security and crime prevention measures at the premises.

An application of this nature would normally be dealt with by officers under delegated powers; the application has, however, been referred to this Committee for determination by Ward Councillor Martin Haswell.

TYPE OF PUBLICITY:

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Network Management
Pallion - Ward Councillor Consultation
Environmental Health

Final Date for Receipt of Representations: **27.04.2021**

REPRESENTATIONS:

Public consultation - 2 no. representations have been received from members of the public, from the occupiers of 6 and 7 Kayll Road. The following comments have been made:

From occupier of 6 Kayll Road:

- There are already local problems with indiscriminate parking, the proposed use will only worsen the situation;
- What type of security measures will be in place? It is feared that the use will attract drug users and dealers;
- A large industrial bin in the back lane would be unsightly and could be used to climb over yard walls;

From occupier of 7 Kayll Road:

- Highway safety will be compromised by lack of space for deliveries and collections to the rear lane. Deliveries and collections cannot take place to the front due to parking restrictions and no alternative is proposed by the applicant;
- The plans do not show facilities for staff, e.g. a break-out area;
- Concern that proposed use will still end up being visited by members of the public without satisfactory parking being available;
- Many Victorian properties are subject to covenants preventing drug- and alcohol-related activities - is this the case with the application property?

In response to the concern raised by the objector in relation to staff facilities, the applicant has advised that the premises will include a staff toilet and there will be facilities available for refreshments. Concerns regarding delivery arrangements, security and amenity will be

considered in the next section of this report. Members should note, however, that the presence or otherwise of a restrictive covenant on the property is not a planning consideration and would be a private matter for the applicant to address.

Ward Cllr Haswell has also submitted comments, querying the bin storage arrangements, the nature of the security measures to be in place at the property (with the concern being that the premises could become a target for break-ins due to the storage of medicines) and the proposed delivery and collection arrangements, in particular where these will take place.

Council's Environmental Health team - no objections to the proposed use. It is considered that given the location of the property, fronting a busy road, and the nature of the property's existing use as a hairdressing salon, impacts from the proposed use will not be significant.

Council's Highways team - no objections to the application. In considering the proposal, regard has been given to the characteristics of the existing authorised use of the premises. The applicant has confirmed that delivery/collection events will only take place up to twice per day and take 5-10 minutes each and that drivers will be instructed to use appropriate parking locations which do not interfere with local restrictions. It is considered that the proposed use is unlikely to generate a significantly greater number of deliveries/collections than the existing use and that deliveries and collections can be made in manner which will not compromise road and pedestrian safety.

In terms of other vehicular activity, it is noted that the public will not be allowed at the premises whilst staff numbers will likely be comparable to the use as a hairdressing salon. Overall, it is considered that the overall demand for parking from staff and customers will be lower than in comparison to the current use. It is requested, however, that a planning condition be imposed which prevents the premises being open to visiting members of the public.

In conclusion, it is considered that the proposed delivery, collection and parking arrangements are acceptable and will not result in highway and pedestrian safety being prejudiced.

POLICIES:

In the Core Strategy and Development Plan the site is subject to the following policies: SP1, HS1, BH1, VC1 and ST3.

COMMENTS:

CONSIDERATION OF APPLICATION

By virtue of section 38(6) of the Planning and Compulsory Purchase Act, 2004, the starting point for consideration of any planning application is the saved policies of the development plan. A planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.

In establishing the weight to be given to a development plan in the decision-making process, regard must also be given to the National Planning Policy Framework (NPPF), which, as paragraph 2 therein makes clear, is a material consideration for the purposes of Section 38(6) of the Act.

The NPPF provides the Government's planning policy guidance and development plans must be produced, and planning applications determined, with regard to it. At paragraph 7, the NPPF sets out that the purpose of the planning system is to contribute positively to the achievement of 'sustainable development' which is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Meanwhile, paragraph 8

states that in order to achieve sustainable development, the planning system has three overarching objectives - an economic objective, a social objective and an environmental objective - and these are to be delivered through the preparation and implementation of plans and the applications of the policies within the NPPF.

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development and states that in respect of decision-making, this means authorities should:

- c) Approve applications that accord with an up to date development plan without delay; or
- d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - i) The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF goes on to advise that the presumption in favour of sustainable development set out by paragraph 11 does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

The Council's Core Strategy and Development Plan (CSDP) was adopted in January 2020 and is considered to represent an up-to-date development plan for the purposes of the NPPF. Members should note that the CSDP is therefore the 'starting point' for the consideration of the current planning application.

The CSDP sets out the Council's long-term plan for development across the City until 2033 and the policies therein serve to replace the majority of policies within the Council's Unitary Development Plan (1998) and the UDP Alteration No. 2 (Central Sunderland), although some UDP policies have been saved ahead of the future adoption of the Allocations and Designations (A&D) Plan.

The application site is not allocated for a specific use by the CSDP, the UDP or the draft A&D Plan and so saved policy EN10 of the UDP remains applicable. This states that where the UDP does not indicate any proposals for change, the existing pattern of land use is intended to remain.

In addition, the following CSDP policies are relevant to the consideration of the proposed development:

SP1 - sets out the Council's sustainable development strategy for the Plan period, including ensuring that sufficient social, physical and environmental infrastructure is in place to meet needs. The spatial strategy seeks to deliver this growth by, amongst other means, supporting the sustainability of existing communities and delivering the majority of development in the existing urban area.

HS1 - development must demonstrate that it does not result in unacceptable adverse impacts which cannot be addressed through appropriate mitigation, arising from sources such as air quality, noise, dust, odour, illumination and land and water contamination. Where unacceptable impacts arise, planning permission will normally be refused.

BH1 - development should achieve high quality design and positive improvement by, amongst other measures: creating places with a clear function, character and identity; ensuring

development is of an appropriate scale, massing, layout, appearance and setting; retaining and creating acceptable levels of amenity; delivering attractive environments and architecture; providing high-quality landscaping; and having regard to key views.

VC1 - supports the vitality and viability of existing town and local centres, as well encouraging the protection of neighbourhood shops, services and facilities outside of centres.

ST3 - development should provide safe and convenient access for all road users, should incorporate appropriate pedestrian and cycle links, should be supported by the necessary Transport Assessments and Statements, should provide appropriate levels of parking, including for electric vehicles, and should safeguard existing rights of way.

Given the above the main issues to consider in relation to this application are the principle of the use, impact on residential amenity and highway safety.

1. Principle of use

As stated, the site is subject to saved UDP policy EN10, which requires proposals to respect existing patterns of land use. In this regard, the ground floor of the subject property is already in a commercial use and the vicinity features a mix of commercial and residential properties. In this context, the proposed use as a storage and distribution facility for an online pharmacy would not be incongruous.

Additionally, it is considered that the proposal would not conflict with the objectives of CSDP policy VC5 - the site is not within a town or local centre and it is considered that the proposal would not lead to the loss of a key neighbourhood shop or community facility; indeed, it could be concluded that the proposed change of use would introduce a new service to the local area.

It is therefore considered that the principle of the development is broadly acceptable, however the appropriateness of the proposed use will need to be considered with regard to the other relevant planning considerations detailed below.

2. Residential Amenity

The site is located within a part commercial/part residential area and affects a property which fronts the busy Hylton Road, a major route leading westward from the City Centre. The property is also currently occupied by a hairdressing salon, a use which will generate a significant number of comings and goings from customers throughout the day. Given the location of the property and the nature of the existing use, it is considered that the proposed use is unlikely to result in any significant effects on the amenity of the upper floor flat to the host and adjacent property, the dwellings immediately to its west or the dwellings fronting neighbouring Bexley Street, in terms of noise and disturbance.

In reaching this conclusion, it has been taken into account that there will be no visiting members of the public to the premises and a maximum only 3 no. staff present at any one time. Operating hours are also relatively limited at 9am - 5pm Monday to Friday, meaning there will be no activity in the early morning, during the evening or at weekends and Bank Holidays.

It is also considered that the proposed delivery and collection arrangements are unlikely to result in harm to the amenity of the locality, given that delivery/collection events will take place a maximum of twice per day, during the day, will take a maximum of 10 minutes and will involve a 'Transit'-type van rather than a large lorry. As such, there is not considered reason to suggest that

deliveries and collections would result in residents in the area experiencing any significant noise and disturbance.

In considering impacts on the amenity of the area, it has also been taken into account that there are no objections to the proposals from the Council's Environmental Health team.

Objectors to the proposal have raised concerns regarding the potential for criminal activity and the security of the premises. As stated previously, the proposed business will not be open to members of the public and there is not considered to be reason to conclude that the proposed use will inevitably lead to criminal activity or poses a particular security risk. The information provided by the applicant is considered to demonstrate that security is a key consideration in the operation of the business and that measures will be in place to ensure that risks around security and criminal activity are minimised. Were any issues around crime or security to occur, they would have to be addressed by the relevant agency, i.e. the police.

Given the above, it is considered that the proposal will not impact negatively upon the amenity of the locality and as such is considered to be in accordance with the NPPF and CSDP policies HS1 and BH1.

3. Highway matters

The implications of the proposed use of the premises in relation to parking and highway and pedestrian safety have been given careful consideration. Essentially, it is considered that the proposed use of the property is unlikely to give rise to any additional parking demand relative to the existing use as a hairdressing salon, given the anticipated number of staff and there being no visiting members of the public. The application premises are also highly accessible, given that Hylton Road and the neighbouring Kayll Road and Furthermore, and whilst it is recognised that there are various parking restrictions in place to Hylton Road and the adjacent Bexley Street, it is considered that deliveries and collections can be safely undertaken given they will be of limited number and duration and will involve 'Transit'-type vans.

The Council's Highways officers have raised no objections to the proposed change of use, but do request a condition which prevents the business being open to visiting members of the public. It is recommended that Members impose a condition to this effect in the event they are minded to approve the application.

It is therefore considered that the proposed use will not give rise to conditions which have an unacceptable impact on highway and pedestrian safety, in accordance with the objectives of the NPPF and policy ST3 of the CSDP.

CONCLUSION

In conclusion it is considered that the for the reasons detailed above, the proposed change of use is acceptable in terms of the principle of use, residential amenity and highway safety and thus accords with the requirements of the NPPF, policies HS1, VC1, BH1 and ST3 of the CSDP and retained policy EN10 of the UDP. The application is therefore recommended for approval subject to the provision of the conditions outlined below.

RECOMMENDATION: APPROVE, subject to conditions below:

Conditions:

1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.

2 The development hereby granted permission shall be carried out in full accordance with the following approved plans:

location plan (drawing no. DMP-TLL-ZZ-00-DR-A-001),
site plan (drawing no. DMP-TLL-ZZ-00-DR-A-002),
proposed floorplan (drawing no. DMP-TLL-ZZ-00-DR-A-003);

In order to ensure that the completed development accords with the scheme approved and to comply with policy BH1 of the Core Strategy and Development Plan.

3 The premises shall not be operated for the purposes hereby approved outside the following hours:

Monday to Friday (except Bank Holidays) 08:00 to 17:00;

In order to protect the amenities of the area in accordance with policies HS1 and BH1 of the CSDP.

4 The premises must not, at any time, be open to visits from members of the public, including via pre-arranged appointments.

Reason: in order to ensure the use of the premises has an acceptable impact on the amenity of the area and does not generate significant levels of traffic or parking and to comply with the requirements of policies HS1, BH1 and ST3 of the CSDP.

ITEMS FOR INFORMATION

LIST OF OTHER APPLICATIONS CURRENTLY ON HAND BUT NOT REPORTED ON THIS AGENDA
WHICH WILL BE REPORTED WITH A RECOMMENDATION AT A FUTURE MEETING OF THE SUB
COMMITTEE

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
21/00399/FUL	HMO Northeast T/A Forever	Change of use from residential property to children's care home for up to 6 children, with alterations as approved under previous permission 20/01584/FUL (removal of existing flat roof dormer to front elevation and erection of 2no bay windows within front roof slope, new dormer window to rear, replacement double glazing throughout, insertion of new doors to ground floor front bay window, replacement of existing pebble dash finish to walls with new, flat, white render finish, repainting and refurbishment).	23/02/2021	20/04/2021
St Peters	4 Roker TerraceSunderlandSR 6 9NB			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
21/00703/FUL	HMO Northeast T/A Forever	Change of use from a single residential use class C3 dwellinghouse to also allow for use as supported living accomodation for two mothers and respective babies with support staff in residence.	31/03/2021	26/05/2021
Castle	35 Cartwright Road Sunderland SR5 3DX			
20/01442/VA3	Sunderland City Council	Variation of Condition 2 (Plans) attached to planning application : 18/02071/LP3, to allow reduction in window sizes, additional railings to top of shelter, removal of seats on top of shelter and footpath changes for refuse collection.(Additional information regarding roof alterations received 17.09.20)	17/08/2020	12/10/2020
Fulwell	Bay Shelter Whitburn Bents Road Seaburn SR6 8AD			

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Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
20/01026/FUL	Mr John Clark	Change of use from social club to 13 apartments; including rendering the exterior walls (as amended by documents and plans received February-March 2021)	14/08/2020	13/11/2020
Hendon	Ivy Leaf Club & Inst Ltd38A Suffolk StreetHendonSunderland SR2 8JZ			
20/02296/LP3	Port Of Sunderland	Engineering works including the creation of a new vehicular access from Barrack Street, alterations to the vehicular access from Extension Road and the re-profiling of the site (archaeological evaluation report received).	08/12/2020	09/03/2021
Hendon	Hendon Sidings Enterprise Zone Adjacent To Prospect RowSunderlandPort Of Sunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
19/02054/LBC	Mr Stephen Treanor	Internal works to facilitate change of use to 10 student apartments.	05/12/2019	30/01/2020
Hendon	25 John StreetCity CentreSunderlandSR1 1JG			
19/02053/FUL	Mr Stephen Treanor	Change of use from offices (Use Class B1) to 10 no. student apartments; subject to condition 3 which prevents any other occupation of the building without the prior consent of the Local Planning Authority	17/12/2019	17/03/2020
Hendon	25 John StreetCity CentreSunderlandSR1 1JG			
18/01820/FUL	Persimmon Homes Durham	Construction of 227 dwellings with associated access, landscaping and infrastructure.	19/10/2018	18/01/2019
Hendon	Former Paper MillOcean RoadSunderland			

Application Ref and Ward	Applicant and Address	Proposal	Date Valid	Determination Date
17/02430/OU4	O&H Properties	Outline application for "Redevelopment of the site for residential use up to 700 dwellings, mixed use local centre (A1-A5, B1), primary school and community playing fields, associated open space and landscape, drainage and engineering works involving ground remodelling, highway infrastructure, pedestrian and vehicle means of access and associated works (all matters reserved). (Amended plans received 27 March 2019).	18/12/2017	19/03/2018
Pallion	Former Groves Cranes Site Woodbine Terrace Pallion Sunderland			
21/01001/FU4	Bernicia	Erection of 69no affordable homes with associated infrastructure and landscaping.	26/04/2021	26/07/2021
Silksworth	Land East Of Primate Road Sunderland			