

Planning and Highways Committee
30th October 2023

REPORTS FOR CIRCULATION

REPORT BY EXECUTIVE DIRECTOR – CITY DEVELOPMENT

PURPOSE OF REPORT

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

LIST OF CIRCULATED ITEMS

Application 2 of Item 4

22/02384/FU4

Land North Of International Drive Sunderland SR5 3FH

This report is to make Members aware that, following the publication of the Committee Report, the plans in respect of the offsite mitigation have now been received and are considered acceptable for inclusion in the Section 106 agreement, therefore the updated recommendation to Members is:

Updated recommendation: -

It is recommended that Members GRANT CONSENT under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) subject to the draft conditions set out in the report and the completion of a s106 agreement to secure the offsite mitigation for the proposed development.

Application 3 of Item 4

23/01526/FU4

Former Littlewoods Shopping Group, Commercial Road, Sunderland

Further to the publication of the main report, Members are advised that the previously proposed 3-metres high boundary wall to the east and south of the site has been amended to a fence with a height of 2.4 metres. This is a minor change to the submitted scheme and it is not considered to give rise to any

new amenity or other concerns, particularly as the height of the boundary will decrease.

In addition to the above, at the time of writing the main agenda report, consultee responses from the Council's Ecology and Highways officers had not yet been received.

In relation to highways considerations, the applicant has recently submitted a drawing showing how a refuse vehicle could turn within the plot for the proposed coffee shop. The Local Highway Authority have considered the submitted drawing and have no objections to the development proceeding, subject to conditions requiring the following:

- A Construction Environment Management Plan (CEMP). The report already includes a draft condition for a CEMP (condition 5).
- Detailed plans of the proposed pedestrian and vehicle accesses (pre-commencement).
- An interim travel plan (before the occupation of each respective unit) and a full travel plan (after one year of the occupation of each respective unit).
- Delivery and serving plan for the proposed coffee shop (pre-occupation).

Given the comments of the Local Highway Authority officer, it is considered that the proposed development would accord with the relevant development plan policies relating to highways (ST2: local road network and ST3: development and transport); subject to the suggested conditions. There are not any material considerations that indicate a decision should be made otherwise.

In terms of ecology considerations, final comments from the Council's Ecology officer have not yet been received. It is anticipated that comments will be received soon, and that the Council's Ecology officer will be able to confirm there are no objections to the progression of the development and confirm any conditions they require.

Given that the proposed development is considered to be acceptable with regard to all other relevant material planning considerations and in order to enable the advancement of the planning application, it is recommended that Members be Minded to Grant Consent for the proposed development, subject to the conclusion of discussions with the Council's Ecology officer and establishing any additional conditions required in relation to the matters still under consideration. Consent would then be granted subject to the draft conditions provided in the main report and any further conditions recommended by the Council's Ecology officer.

RECOMMENDATION

MINDED TO GRANT CONSENT under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended), subject to the draft

conditions provided in the main report, the draft additional highways conditions below and any further conditions required following the conclusion of discussions with the Council's Ecology officer.

Additional Highways conditions

No development (other than demolition) shall commence until detailed drawings of the proposed pedestrian and vehicular accesses have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be brought into first use once the approved accesses have been fully provided.

Reason: To ensure safe and convenient access for all road users, in accordance with policies ST2 and ST3 of the Core Strategy.

No respective unit shall be brought into first use until an Interim Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The respective unit shall thereafter be operated in accordance with the approved Interim Travel Plan.

Reason: To ensure sustainable travel, in accordance with policies ST2 and ST3 of the Core Strategy.

Within one year of the occupation of each respective unit, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The respective unit shall thereafter be operated in accordance with the approved Interim Travel Plan.

Reason: To ensure sustainable travel, in accordance with policies ST2 and ST3 of the Core Strategy.

The coffee shop hereby approved shall not be brought into first use until a servicing and delivery management plan has been submitted to and approved in writing by the Local Planning Authority. The coffee shop shall thereafter be operated in accordance with the approved management plan.

Reason: To ensure safe and convenient access for all road users, in accordance with policies ST2 and ST3 of the Core Strategy.

Application 5 of Item 4

23/001899/LP3

The Shieling, Fatfield Road, Washington

This report is to make Members aware that, following the publication of the Committee Report, some additional representations have been received (including from the Chair of Governors at Biddick Primary School) objecting to the planning application.

Concerns relate to:

- Proximity of the application site to schools including Biddick Primary School;
- Risks associated with antisocial behaviour and risks to pupils, including safeguarding issues and risk to pupils round the area of the bus stop adjacent to the site;
- Queries in relation to the accuracy of the 24/7 care element of the development;
- Unsuitability of the property for such a facility; and
- Residents not being notified of the planning application.

The proposed development would be managed and staffed 24/7 and would always operate with members of staff being at the site. It is considered that the above concerns are similar to those raised in other representations, and that they are addressed within the 'assessment' section of the main agenda report.

The recommendation therefore remains that Members APPROVE the application, subject to the draft conditions provided in the main agenda report.

END OF REPORT