

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 4th JULY, 2017
at 4.45 p.m.**

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, D. Dixon, M. Dixon, English, I. Galbraith, Jackson, Kay, Scaplehorn and P. Smith

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Hodson, Mordey, P. Watson and S. Watson.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Economy and Place submitted a report, addendum report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy reports – see original minutes)

At this juncture the Chairman proposed a change in the order of business to allow Officers to be able to present their reports expediently and accordingly the applications would now be submitted to the Committee in the following order:-

- 17/00635/FUL – Shackleton House, Silksworth Row, Sunderland, SR1 3QJ
- 17/00731/LB3 – Barnes Junior School, Mount Road, Sunderland, SR4 7QF
- 17/00444/VAR – 183 Hylton Road, Sunderland, SR4 7YE
- 17/00702/FU4 – Land to the Front of The Point Holmeside and Port of Call, 1-3 Park Lane, Sunderland, SR1 3NX

- 17/00857/FUL – Fox Cover Filling Station, Durham Road, Sunderland, SR3 3NS
- 17/00927/SUB – Plot of Land to Rear of 62 Durham Road, Munslow Road, Sunderland
- 17/00976/SUB – City Hospitals, Sunderland Children's Centre, Durham Road
- 17/00978/LBC – City Hospitals, Sunderland Children's Centre, Durham Road

**17/00635/FUL – Change of use from office space (Class B1) to higher education and ancillary prayer facility (Class D1), to include internal reconfiguration and refurbishment and replacement of existing entrance lobby to South West elevation with new lobby and canopy. Installation of ventilation louvres and condensing units to South West and North West elevations, and new lift overrun to central core. Demolition of garages to form an ambulance turning and parking area. Reconfiguration of car parking to form pedestrian footpath (Amended description 21.06.2017)
Shackleton House, Silksworth Row, Sunderland, SR1 3QJ**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

1. RESOLVED that the application be approved for the reasons set out in the report subject to the 7 conditions set out therein.

**17/00731/LB3 – Replacement central heating system to school, including removal of 61no. cast iron radiators.
Barnes Junior School, Mount Road, Sunderland, SR4 7QF**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

2. RESOLVED that Members be minded to grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to the 2 conditions set out therein.

**17/00444/VAR – Variation of Condition 2 (plans), 3 (opening hours) and 4 (colour of flue) attached to planning application 16/00203/FUL (Change of use from retail A1 to hot food takeaway A5) substitution of plans, extend opening hours from 09.00-20.00 to 09.00-00.00 and removal of condition 4.
183 Hylton Road, Sunderland, SR4 7YE**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Chairman then introduced Marianne McCallum who was in attendance to speak in support of the application on behalf of the Planning Agent, Turleys. Ms McCallum stated that it was disappointing to see that the application was recommended for refusal. She wanted to be able to work with the planning department to develop an acceptable scheme but had only just found out that the Environmental Health department had an issue with the premises closing at 11pm or later. The applicant was willing to paint the flue brick red if required. The changes to the shop front had been deemed to be acceptable and the application would bring the premises back into use and would create 22 new jobs. Planning Permission had been granted with the condition that the premises closed at 8pm; all of the neighbouring takeaway outlets were able to open until between 10pm and midnight and as such there was already noise created in the area until midnight. It was anticipated that there would only be one or two deliveries an hour from the premises after 9pm so any noise after this time would be minimal. The applicant needed to be able to operate between 11am and 11pm in order for the proposal to be viable. It was acknowledged that the property was located within a predominantly residential area however it was located within a parade of commercial units. There had been assessments of the potential noise impact of the development and the consultant had found that any noise created would not exceed the council's standards; there had also not been any objections from local residents.

The representative of the Executive Director of Economy and Place advised that Environmental Health had not categorically stated that they did not want the application to go ahead but that there was not enough information available to show that there would not be a significant adverse impact from the proposed development.

The Chairman queried why the other premises in the area were allowed to open so much later than the application premises. The representative of the Executive Director of Economy and Place advised that the other premises had been operating for a long time and the present application must be considered pursuant to the current legislative regime and further confirmed that it was also not possible to retrospectively apply conditions to existing premises.

Councillor Kay commented that although residents had not formally objected to the application they had expressed concerns to him over the impact of vehicles attending the premises and late night noise; there were other premises in the area which were open late however the introduction of more would lead to a cumulative impact on residents.

3. RESOLVED that the application be refused for the reasons set out in the report.

17/00702/FU4 – Change of Use from Highway to Semi-Permanent Non Fixed Street Café
Land to the Front of The Point Holmeside and Port of Call, 1-3 Park Lane, Sunderland, SR1 3NX

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

4. RESOLVED that Member be minded to grant consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report, subject to the 4 conditions set out therein.

17/00857/FUL – Retrospective change of use from a petrol filling station (Sui Generis) to a petrol filling station with modular self-service launderette facilities (Sui Generis)
Fox Cover Filling Station, Durham Road, Sunderland, SR3 3NS

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed. There had been an additional representation received following the production of the agenda; this representation had not raised any new issues beyond those which had already been considered.

5. RESOLVED that Members be minded to grant planning permission for the reasons set out in the report subject to the 4 conditions set out therein.

17/0927/SUB – Erection of detached dwelling (Resubmission)
Plot of Land Rear of 62 Durham Road, Munslow Road, Sunderland

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Committee's Solicitor Carolyn Forster advised that a request to speak had been received from the applicant Mr Paul Teasdale.

The Chairman introduced Mr Teasdale to the meeting and invited him to address the Committee.

Mr Teasdale stated that he had met with the neighbours and they had welcomed a development of the site but had expressed concerns with the previous proposal. He had withdrawn that application and had amended the proposals to remove the rear Velux windows to prevent overlooking; the neighbours had been happy with the amended proposal. Approval had been granted for a similar proposal in 2011 so he did not see why the application under consideration today was being recommended for refusal. He did not see how it could be considered overdevelopment of the site as other neighbouring sites had been given planning permission for similar developments.

The representative of the Executive Director of Economy and Place advised that the proposal under consideration today was 1m taller than the previously approved application and that although it was not possible to prejudge a potential application it was likely that should the 2011 proposal be resubmitted that it would be looked on favourably although it was important to note that since the 2011 application had been approved the NPPF had been introduced and had raised the bar for design standards. She also stated that the applicant's agent had been contacted two weeks ago in order to inform them of the concerns that had been raised.

Members discussed the application and it was:-

6. RESOLVED that the application be refused for the reasons set out in the report.

17/00976/SUB – Installation of automatic number plate recognition (ANPR) cameras attached to lighting column, pay and display machines and associated cabinets (Retrospective)

City Hospitals Sunderland, Children's Centre, Durham Road, Sunderland, SR3 4AG

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

7. RESOLVED that the application be approved for the reasons set out in the addendum report subject to the condition set out therein.

17/00978/LBC – Installation of automatic number plate recognition (ANPR) cameras attached to lighting column, pay and display machines and associated cabinets and the installation of 10no. signs. (Retrospective)

City Hospitals Sunderland, Children's Centre, Durham Road, Sunderland, SR3 4AG

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

8. RESOLVED that Listed Building Consent be granted for the reasons set out in the addendum report subject to the condition set out therein.

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

(Signed) S. PORTHOUSE,
Chairman.