

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 26TH NOVEMBER, 2019 at 3.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Butler, Doyle, Fagan, Foster, McKeith, Scaplehorn, Scullion, Stewart and D. Wilson.

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Foster and Scaplehorn

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

The Executive Director of City Development submitted a report (copy circulated) relating to the North Sunderland area, copies of which had also been forwarded to each Member of the Council upon applications made thereunder.

(for copy reports – see original minutes)

18/01276 – Demolition of former Fire Station and erection of 1no. 4 storey block to provide a total of 28no. flats together with associated car parking and landscaping (Amended plans and supporting documentation received 03.07.2019) - Former Tyne and Wear Fire and Rescue Service Fire Station, Station Road, Fulwell, Sunderland

The representative of the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

In response to Councillor Doyle's request for further clarification over Condition 6 and the Parking Scheme, the representative of the Executive Director of City Development advised that the developer would be required to submit a Parking Management Plan that the Councils Highways Engineers would be agreeable to before the discharge of condition.

Councillor Doyle queried if the one parking bay per dwelling was sufficient and how scenarios of two cars per household could be accommodated. It was advised that Planning guidance sets out one car per dwelling as standard and that this is deemed appropriate overall given the location of the site and its proximity to public transport, the numbers given were more than adequate.

Councillor Butler requested clarification that the current residents in the properties on site were guaranteed access to their current parking spaces/garages. The representative of the Executive Director of City Development advised that the scheme did not affect the ability of the current residents to access the parking spaces/garages.

Members having discussed the matter it was:-

1. RESOLVED that the application be delegated to the Executive Director of City Development, who was minded to approve the application subject to the completion of agreement under section 106 of the Town and Country Planning Act (1990) (as amended) and subject to the 21 draft conditions set out within the report.

19/01565/VA3 Variation of condition no 2 (Approved Plans) of planning approval 17/02294/LP3 – to make minor amendments, comprising removal of ramps and steps and raising of ground levels around existing building, alterations to approved pitch location, retention of existing wall to main entrance, coach park design alteration, new building, realignment of path and bridle route adjustment – Community North Sports Complex, Kingsway Road, Sunderland, SR5 4BY

The representative of the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor D. Wilson commented that the proposal was fantastic and suggested that everyone should try and view this, possibly via Site Visit.

The Chairman agreed and advised that she would raise the issue with the Portfolio Holder with regards to the idea of the Committee having site visits to see finished projects/developments.

Members having fully discussed the matter, it was:-

2. RESOLVED that Members grant consent, under Regulation 3 of the Town and Country Planning (General Regulations) 1992, for the reasons as set out in the report and subject to the 14 conditions contained therein. The application would be referred to the Secretary of State for consideration.

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

3. RESOLVED that:-

- i) the items for information as set out in the matrix be received and noted;
- ii) a site visit be undertaken to application 19/01750/LR4 – Land at Lowry Road, Sunderland at the request of Councillor Doyle.

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

(Signed) J. JACKSON,
Chairman