

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in COMMITTEE ROOM 2 on TUESDAY, 13th MARCH, 2018 at 5.30 p.m.

Present:-

Councillor Bell in the Chair

Councillors Ball, M. Dixon, English, Francis, I. Galbraith, Hodson, Jackson, Kay, Lauchlan, Middleton, Mordey, Porthouse, Scaplehorn, P. Smith, Taylor, Turner, M. Turton, W. Turton, P. Walker and D. Wilson.

Declarations of Interest

There were no declarations of interest submitted to the meeting

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Beck and G. Walker.

Minutes of the last meeting of the Committee held on 10th January, 2018

1. RESOLVED that the minutes of the last meeting held on 10th January, 2018 be confirmed and signed as a correct record.

Report of the Meetings of the Development Control (North Sunderland) Sub Committee held on 30th January and 27th February, 2018

The report of the meetings of the Development Control (North Sunderland) Sub-Committee held on 30th January and 27th February, 2018 (copies circulated) were submitted.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

Report of the meetings of the Development Control (South Sunderland) Sub Committee held on 18th December, 2017, 29th January and 26th February, 2018.

The report of the meetings of the Development Control (South Sunderland) Sub-Committee held on 18th December 2017, 29th January and 26th February, 2018 (copies circulated) were submitted.

(For copy report – see original minutes)

3. RESOLVED that the report be received and noted.

Report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub Committee held on 19th December 2017, 9th January, 30th January and 27th February, 2018

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 19th December 2017, 9th January, 30th January and 27th February, 2018 (copies circulated) were submitted.

(For copy report – see original minutes)

4. RESOLVED that the report be received and noted.

Planning Application Reference 17/02294/LP3

Community North Sports Complex, Kingsway Road, Sunderland, SR5 4BY

The Executive Director of Economy and Place submitted a report and circulatory report (copies circulated) for the Committee to determine planning application 17/02294/LP3 for Engineering works to re-grade site and install drainage to facilitate the provision of 3 no artificial grass pitches with associated fencing and floodlighting and improvements to existing natural grass pitches; extension and refurbishment of existing changing pavilion and gymnasium to include changing facilities, club room and bar, kitchenette, education space, gymnasium and studio space; improvements to play facilities; provision of associated car and cycle parking; signage, landscaping and boundary fence, stopping up of existing bridleways and footpaths and provision of alternate bridleway and barrier treatment, at Community North Sports Complex, Kingsway Road, Sunderland, SR5 4BY.

(For copy report – see original minutes)

Andrew Browning, Principal Planning Officer outlined the proposal to Members of the Committee and was on hand to answer any queries.

Councillor Kay enquired if Officers had taken into account the increased parking provision would have on traffic, if provision had been made for

changes to the pavilion and also if it was known who the users of the site were to be.

With regards to traffic, Paul Muir, Highways Engineer advised that they had taken the same approach to all three sites and used transport assessments and case studies to look at traffic and parking. The applicant had been asked to consider the proposal under the worst case scenario and Officers were confident that there was enough provision to deal with this.

In relation to the Pavilion, Mr Browning advised that this was proposed to be extended with a wing added so it would be a big increase in the size of the building and was designed to improve the changing facilities to the site and the additional ancillary facilities.

Victoria French, Head of Events advised that the users for the site had already been identified, with certain criteria having been met to become partner clubs.

Councillor Hodson referred to the representations received from National Heritage on page 40 of the report and Conditions 7 and 8 within the late sheets circulated relating to biodiversity enhancement measures and enquired if these would be implemented within the site proposed.

Mr Browning advised that the enhancement measures would be utilised within the site as the perimeter of the proposal was woodland, ponds and grassland.

The Chairman commented that he believed the proposal would be a great improvement from what was currently on the site.

Members having considered the report and circulatory report it was therefore:-

5. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the 20 draft conditions contained within the circulatory report and subject to the referral to the Secretary of State.

Planning Application Reference 17/02425/LP3

Northern Area Playing Fields, Stephenson Road, Stephenson, Washington

The Executive Director of Economy and Place submitted a report (copy circulated) for the Committee to determine planning application 17/02425/LP3 for Demolition of existing changing pavilion. Engineering works to re-grade site and install drainage to facilitate the provision of 4no artificial pitches (3no football and 1no dual football/rugby) with associated fencing, floodlighting and improvements to remaining existing natural grass pitches; erection of new pavilion building to include changing facilities, club room and bar, kitchenette and education space; alterations to existing access and associated works and provision of associated car and cycle parking, signage, landscaping and

boundary fence. Provision of bridleway and barrier treatment and provision of 2 no passing places at Northern Area Playing Fields, Stephenson Road, Stephenson, Washington.

(For copy report – see original minutes)

Anthony Jukes, Principal Development Control Planner presented the report and was on hand to answer any Members queries.

In response to a query from Councillor Scaplehorn with regard to the new pavilion, Mr Jukes advised that this would remain untouched and it was outside of this scheme being considered.

Councillor Scaplehorn referred to issues with motorbikes using the fields and Mr Jukes advised that the barriers to stop access by the bridleway would remain in place.

Councillor Middleton enquired if all the rugby and football clubs who used the fields were aware of this. Ms French advised that all clubs had been engaged with and invited to submit expressions of interest to use the facilities.

Members having considered the report and circulatory report it was therefore:-

6. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended), subject to the 24 draft conditions contained within the circulatory report and subject to the referral to the Secretary of State.

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

(Signed) R. BELL
(Chairman)