

At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 6TH SEPTEMBER, 2016 at 5.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Beck, Bell, Chequer, Foster, Francis, Mordey, Porthouse, Scaplehorn and D.Wilson.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

There were no apologies for absence.

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

The Executive Director of Commercial 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 report – see original minutes).

16/01064/FU4 – Change of use from A1 retail to A5 hot food take away and erection of extraction flue to side of property – 47 Cockermouth Road, Hylton Castle, Sunderland, SR5 3LU

Anthony Jukes, Principal Development Control Planner outlined the development proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Porthouse commented that he had concerns over the recommendation to refuse as in other parts of the city there were many takeaways in close proximity together and felt the grounds for refusal were weak.

Mr Jukes advised that the area was relatively quiet and that adding another activity would unacceptably impinge upon the residential area and this had been the reason for an earlier refusal in 2002 so there had been a degree of consistency on the

application. Mr Jukes also advised that each application in each area was decided on a case by case basis and each had their own individual circumstances to consider.

Councillor D. Wilson commented that the area was a quiet residential area with a great deal of elderly residents in the bungalows.

The Chairman introduced Mrs Tsow who wished to speak in objection to the application. Mrs Tsow advised that as a resident of the area for 19 years and a neighbour of the property she felt that residents wished for a new kind of business there and they had demonstrated this with the signing of a petition against the addition of a new takeaway. Most residents wished for a fruit shop or butchers as there were already almost 20 takeaways in the area already and the local people hoped for a different kind of service.

The Chairman introduced Mr Alizadah, the applicant to address the Committee. Mr Alizadah advised that there was no evidence to support the claim that there would be more comings and goings or additional disturbance to the neighbourhood from this proposal as they would operate to similar times to the existing establishments in the area.

In terms of the healthy eating agenda, there was no reason why those in neighbouring facilities could not provide healthy option menus, as would they.

Mr Alizadah also commented that competition was not sufficient grounds for refusal of planning permission.

Mr Jukes advised that as the operating hours were due to be open till 11.30 at night, there was concern that this would impact upon the resident's amenity.

Having been put to the vote, with 8 Member voting in favour of the Officers recommendation, and 2 Members voting against, it was:-

1. RESOLVED that consent be refused for the reason set out in the report.

Items for Information

2. RESOLVED that a site visit be undertaken in respect of the applications below
 - i) 16/01250/FUL – Harbour View Motors, Harbour View Garage, Harbour View, Sunderland, SR6 0NL as requested by the Chairman
 - ii) 16/01348/FUL – Sunderland Sea Anglers Association, Marine Walk, Roker, Sunderland, SR6 0PL as requested by the Chairman.

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

(Signed) J. JACKSON,
Chairman