

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)  
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4<sup>th</sup> JANUARY, 2011  
at 4.45 p.m.**

**Present:-**

Councillor E. Gibson in the Chair

Councillors Charlton, Copeland, M. Dixon, Essl, Fletcher, Miller, P. Watson and A. Wright

**Declarations of Interest**

There were no declarations of interest.

**Apologies for Absence**

Apologies for absence were received from Councillors Ball, Ellis, M. Forbes, Tye and Wood

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

The Deputy Chief Executive submitted a report and supplementary 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 the Regulations made thereunder.

(For copy reports – see original minutes).

**10/03530/FUL – Proposed part demolition and erection of 3 storey extension to The Bridges, reconfiguration of internal unit and stopping up of highway.**

The Deputy Chief Executive's representative advised that the application was still under consideration.

1. RESOLVED that the application be deferred to a future meeting of the Committee.

**10/03629/LAP – Erection of single storey extension to rear to provide store and new flat roof with parapet wall to existing open yard area, to include plantwork to roof area.**

Councillor P. Watson expressed concerns over the potential noise generated by the rooftop plant in what was a quiet area. His main concern was at night where the noise could travel to the properties on Hadleigh Road and may cause a potential nuisance. He also queried whether the plant would only be in use when the crematorium was in operation.

The representative of the Deputy Chief Executive advised that the plant was a cooling system which flowed air over the refrigeration equipment and was not known to be a noisy piece of equipment. Should there be any issues with noise then there would be work carried out to identify any mitigating steps which could be taken. There had been no objections raised by Environmental Health. The plant was required to ensure that the crematorium complied with the regulations on the abatement of mercury emissions as directed by the Environmental Permitting (England & Wales) Regulations 2010.

The Chairman suggested that if appropriate a condition could be added to any consent; if granted; to ensure that there was no adverse effect on residential amenity caused by the noise from the plant.

Councillor Miller referred to the report which stated that the equipment would be screened by the existing building. He also suggested that it could be useful for Members to be given an understanding of the technical information.

The representative of the Deputy Chief Executive advised that the screening provided by the existing building should be sufficient to ensure that there were no noise problems for nearby residents.

2. RESOLVED that the application be approved for the reasons set out in the report and subject to the six conditions set out therein and subject to a further condition if considered appropriate by the Deputy Chief Executive in consultation with Environmental Health regarding the operation of the rooftop plant..

**10/03822/FUL – Erection of a new 950m2 2-3 storey office building with ancillary parking and reconfigured access from Lindsay Road. Stopping Up of highway and change of use to private parking area.**

The representative of the Deputy Chief Executive advised that planning permission had previously been granted in 2008 however there had been a change to the specification of the shipping containers to be used which would result in a 400mm increase in the height of the building; therefore it had been necessary for a new application to be submitted.

Councillor P. Watson referred to condition 11 and asked whether a Tree Preservation Order for the existing trees would be more appropriate. He was concerned that in the future the trees could be lost and a TPO would prevent this.

The representative of the Deputy Chief Executive advised that the trees were not currently protected and the quality of the trees would need to be investigated before a TPO could be considered as the trees may not be of a high enough quality to merit a TPO. It was because of this that the condition had been proposed.

Councillor Copeland queried whether it could be possible to include a condition requiring the replacement of any trees removed.

The representative of the Deputy Chief Executive advised that Condition 12 required the replacement of any trees planted during the development should they be removed. There would not normally be a requirement for trees already on the site to be replaced if they were removed.

Councillor M. Dixon welcomed the development which he hoped would help provide opportunities for the area.

3. RESOLVED that the application be approved for the reasons set out in the report and subject to the 16 conditions set out therein.

### **Items for Information**

The Chairman advised that it was intended that a site visit take place on Friday, 21<sup>st</sup> January, 2011 for the previously requested site visits for:

10/02291/OUT – Edward Thompson Group, Sunderland Paper Mill, Ocean Road, Sunderland; and

10/03151/FUL – Middle Herrington Farm Foxcover Lane Sunderland SR3 3TQ.

4. RESOLVED that site visits be undertaken to the above application sites.

(Signed) E. GIBSON  
Chairman