At a meeting of the PLANNING AND HIGHWAYS (EAST) COMMITTEE held REMOTELY on FRIDAY 20th NOVEMBER, 2020 at 2.00 p.m.

Present:-

Councillor Butler in the Chair.

Councillors Bewick, D. Dixon, M Dixon, Doyle, Foster, E. Gibson, Hodson, Scanlon, P. Smith, Stewart, A. Wilson and D. Wilson.

Declarations of Interest

Declarations of interest were made by Members in respect of the following items of business:-

i) Planning Application 20/00734/FU4 Full Application (Reg 4) Application for detailed planning permission for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site

Councillor Stewart made an open declaration in respect of the application as a Board Member of Siglion. Councillor Stewart left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

Councillor Hodson made an open declaration of predetermination and left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

ii) Planning Application 20/01842/FU4 Full Application (Reg 4) Construction of two new buildings for office use (Use Class E) with a range of ancillary uses and associated landscape works. Plots 16, 17 And 18 Former Vaux Site Riverside Sunderland

Councillor Stewart made an open declaration in respect of the application as a Board Member of Siglion. Councillor Stewart left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

iii) Planning Application20/01442/VA3 Variation of Condition (Reg 3) Variation of Condition 2 (Plans) attached to planning application: 18/02071/LP3, to allow reduction in window sizes, additional railings to top of shelter, removal of seats on top of shelter and footpath changes for refuse collection. Bay Shelter Whitburn Bents Road, Sunderland

Councillor Doyle made an open declaration of predetermination in respect of the application and left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

iv) Planning Application 19/02035/FUL Full Application. Erection of 5 no. detached dwellings. Silksworth Hall, Silksworth Road, Sunderland

Councillor Scanlon made an open declaration in the matter as the applicant was known to her and left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

v) Planning Application 20/01661/FUL Full Application. Change of use from Retail (A1) to Hot Food Takeaway (A5) to include specialist ventilation & extraction unit. 6 Mayfair House Eden Terrace Sunderland

Councillor Hodson made a declaration that he had undertaken discussions on the matter with residents and planning officers however he was satisfied that he was able to consider the application with an open mind.

Councillor Scanlon made an open declaration in the matter as the applicant was known to her and left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

vi) Objections to the Traffic Regulation Order (TRO) for the Proposed Permanent Prohibition of Motor Vehicles at the Junction from Viewforth Terrace onto A1018 Newcastle Road

Councillor Butler made an open declaration of predetermination in respect of the application and left the meeting at the appropriate point on the agenda taking no part in any discussion or decision thereon.

Change in the Order of Business

At the instance of the Chair it was:-

1. RESOLVED that Item 5 on the agenda, (Objections to the Traffic Regulation Order (TRO) for the Proposed Permanent Prohibition of Motor Vehicles at the Junction from Viewforth Terrace onto A1018 Newcastle Road) be considered as the first substantive item following the minutes to allow the presenting officer to leave thereafter.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Essl, O'Brien and Waller.

Minutes of the Ordinary meeting of the Planning and Highways (East) Committee held on 4th September, 2020 and the Extraordinary Meeting held on 2nd October, 2020.

2. RESOLVED that the minutes of the above meetings of the Planning and Highways (East) Committee be confirmed and signed as correct records.

Appointment of Chairman

Councillor Butler advised that having declared an interest in the following item of business he would need to vacate the Chair and leave the meeting during its consideration. He was therefore seeking a nomination from the floor to Chair the meeting in his absence.

Councillor Stewart having nominated Councillor D. Wilson, and having being seconded by Councillors Smith and Bewick, it was:-

3. RESOLVED that Councillor D. Wilson be appointed Chair of the meeting for the duration of the next Item of business.

Councillor Butler left the meeting and Councillor D. Wilson assumed the Chair.

Objections to the Traffic Regulation Order (TRO) for the Proposed Permanent Prohibition of Motor Vehicles at the Junction from Viewforth Terrace onto A1018 Newcastle Road in the Southwick Area (Southwick Ward).

The representative of the Executive Director of City Development presented a report (copy circulated) which advised the Committee of objections that had been received, by the Council, in respect of the proposed TRO for the permanent prohibition of motor vehicles at the junction from Viewforth Terrace onto the A1018 Newcastle Road and requested the Committee to not uphold the objections that could not be resolved within the constraints of the scheme.

(For copy report – see original minutes)

Members were informed of the background to the introduction of the experimental Traffic Regulation Order (TRO) for the prohibition of motor vehicles which was brought into force from 23rd September 2019, and was advertised both on site and in the local press. The experimental TRO could be in place for up to 18 months and was required to be in place for a minimum of 6 months with no changes or alterations. This period allowed objections to the experimental TRO to be received. The Committee was advised that in response to the TRO advertisement, the Council received 1 objection and in response to the road closure being in place the Council received 2 objections. The Committee's attention was drawn to the summary of the objections in

Appendix C to the report and the full copies of the objections as detailed in Appendix D.

Members were also informed that the recommendations in the report would be amended slightly to replace reference to the Head of Infrastructure and Transportation with the Executive Director of City Development and to include the name of the experimental order.

The representative of the Executive Director of City Development having addressed questions from the Committee, Councillor Chequer, (Southwick Ward Member) was invited to address the Committee and spoke in support of the proposal on behalf of Southwick residents and her fellow Ward Members.

Consideration was given to the proposal and the amended recommendations having been put to the Committee, it was:-

4. RESOLVED that:-

i) the Executive Director of City Development be advised that the objections to making permanent, the prohibition of motor vehicles at the junction of Viewforth Terrace / A1018 Newcastle Road, in the area of Southwick ('The City of Sunderland Viewforth Terrace, Newcastle Road Fulwell Experimental Traffic Regulation Order') not be upheld;

ii) all objectors are notified accordingly of the decision

iii) the Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated Traffic Regulation Order and

iv) the Executive Director of City Development take all necessary action to implement the physical works associated with the Traffic Regulation Order.

Councillor Butler was then readmitted to the meeting and retook the Chair for the remainder of the meeting.

Planning Application Reference 20/00734/FU4 – Application for detailed planning permission for the erection of a business hub on plots 13 and 14 of the Vaux site comprising of civic related uses, office space, education space, financial and professional services, café/restaurant, roof terrace, implementation of Cumberland Road and ancillary landscaping, former Vaux Brewery Site, Plater Way, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that at the 1 April 2019 Development Control (South) Sub Committee meeting, application ref. 19/00188/FU4 was recommended for approval and following the refinement of the planning conditions was then approved on the 13 May 2019. The approved description of that development, which was now well underway in terms of its construction was for the erection of 18,075sqm (GEA) business hub on plots 13 (6 storeys) and 14 (7 storeys) of the Vaux site, comprising of civic related uses, office space (use class B1), medical centre (use class D1), creche (use class D1), cafe/ restaurant (use class A3) roof terrace, implementation of road link to Cumberland Street, ancillary buildings and infrastructure and landscaping. This development followed an earlier Hybrid 15/02557/HY4 approval in 2015 for the large-scale re-development of the Vaux site for office led development.

The proposal before members had been submitted due to differing uses now being proposed for the building. The previously approved medical facility was no longer proposed and instead Education (Use Class D1) and Financial and Professional Services (Use Class A2) were being sought. The Planning Statement submitted by the applicant explained that since the previous approval, flexibility in terms of the proposed mix of uses was considered necessary to support the building's long-term future. Given these alterations to the proposed uses there were also some internal changes to the floor layouts, particularly at 00 (Ground), 01 (Mezzanine) and 02 (First Floor). The ground floor layout had been reconfigured to provide an education teaching space and areas for the occupation of the proposed A2 use.

There had also been some external changes arising out of the detailed design period, chief amongst which was an increase in height to ensure adequate roof insulation could be installed in the building and to add balustrading to the roof of both buildings. Also during the consideration of the application, the applicant had undertaken a review of their proposals following the wider Riverside Master-planning exercise. The changes sought centred around the enhancement of the proposed landscaping and the alteration of the road to the north of the building into a one way route with the aim to create a more pedestrian friendly and less car dominated development whilst lending the wider site a more civic quality in terms of its public realm.

No public objections had been received in respect of the application.

The representative of the Executive Director of City Development then drew the committee’s attention to the principle of the proposal in relation to the following key aspects as detailed on pages 17 – 24 of the agenda:-

i). Land use and policy considerations
ii). Highway engineering considerations

iii). Design and heritage, public realm and sustainability considerations
iv). Drainage considerations
v). Ground Conditions
vi). Amenity considerations

In conclusion the representative of the Executive Director of City Development informed the meeting that the proposal was considered to be an acceptable form of development in terms of all relevant material planning considerations and recommended that the application was granted subject to the conditions detailed in the report.

The representative of the Executive Director of City Development having addressed questions from the Committee, regarding the removal of the medical facility, access to the green roof and the use of low carbon technology, the applicant's planning agent, Mr Ian Cansfield was afforded the opportunity to address the Committee and spoke in support of the application.

The Chairman then invited members to comment on and debate the application. Consideration having been given to the matter the Chairman put the Officer's recommendation to the Committee and it was:-

5. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 20/01842/FU4 - Construction of two new buildings for office use (Use Class E) with a range of ancillary uses (Use Class E/F.1/Sui Generis) and associated landscape works. Plots 16, 17 And 18 Former Vaux Site Riverside Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members attention was drawn to the consultation responses as detailed on pages 34-37 of the agenda (in particular those from the Sunderland Civic Society) and to the technical aspects relating to the principles of the proposal as detailed on pages 38-49.

In addition members were advised that since the publication of the agenda, further consultation responses had been received from the Lead Local Flood Authority and Environmental Health Officers which updated the conditions attached to the report in respect of the revised Flood Risk Assessment, Maximum Floor Conditions and the Ventilation/Extraction system for the proposed café.

In conclusion the representative of the Executive Director of City Development informed the meeting that the proposal was considered to be an acceptable form of development in terms of all relevant material planning considerations and recommended that the application was granted subject to the conditions detailed in the report and as updated at the meeting.

The representative of the Executive Director of City Development having addressed questions from the Committee in relation to cycling provision, the operation of the club room and whether it would be appropriate to apply a Grampian condition in respect of the multi storey carpark completion, the Chairman then invited members to comment on and debate the application.

Consideration having been given to the matter, the Chairman put the Officer's recommendation and updated conditions to the Committee and it was:-

6. RESOLVED that the application be approved subject to the conditions as set out in the report and as updated at the meeting and for the reasons as detailed therein.

Planning Application 20/01610/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) Market Square Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application. Members were advised that the proposal related to the installation of temporary Christmas lighting within Market Square as part of the Council's Christmas Events programme. The application was one of several similar applications for other locations within the city centre that were also included on the agenda for today's meeting. The lighting was switched on the 19th November 2020 and would be turned off on the 3rd January 2021. Planning Permission was therefore sought from 9th November 2020 - 10th January 2021 to allow time for installation and take down.

In response to an enquiry regarding the retrospective nature of the application, given the lights had been switched on the previous evening, members were advised that the applications had originally been due to be considered at the Committee's meeting on 6th November however that meeting had been cancelled.

Consideration having been given to the application, it was:-

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

Planning Application 20/01615/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) Keel Square Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Consideration having been given to the application, it was:-

8. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 20/01612/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) High Street West Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Consideration having been given to the application, it was:-

9. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 20/01611/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) Park Lane Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Consideration having been given to the application, it was:-

10. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 20/01614/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) Minster Park Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application and having addressed enquiries regarding consultation with the nearby alms houses and the location of the lights, it was:-

11. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 20/01613/LP3 Local Authority (Reg 3) Installation of temporary Christmas lighting (9th November 2020 - 10th January 2021) Sunniside Sunderland City Centre

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Consideration having been given to the application it was:-

12. RESOLVED that the application be approved subject to the conditions as set out in the report and for the reasons as detailed therein.

At the request of the representative of the Executive Director of City Development and with the consent of the Chairman, the next two applications were considered together as they were inextricably linked.

Planning Application 20/01490/LP3 Local Authority (Reg 3) Installation of temporary lighting on Wearmouth Bridge (1st November 2020 - 31st March 2021) Wearmouth Bridge A1018/Bridge Street Sunderland

Planning Application 20/01491/LB3 Listed Building Consent (Reg3) Installation of temporary lighting on Wearmouth Bridge (1st November 2020 - 31st March 2021) Wearmouth Bridge A1018/Bridge Street Sunderland

The Executive Director of City Development submitted reports (copies circulated) in respect of the above matters.

(for copy reports – see original minutes)

The representative of the Executive Director of City Development presented the reports advising the Committee of the key issues to consider in determining the applications.

Consideration having been given to the applications it was:-

13. RESOLVED that :-

i) in respect of Planning Application 20/01490/LP3 and in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, consent be granted to the application subject to the conditions as detailed in the report; and for the reasons as detailed therein

ii) in respect of Planning Application 20/01491/LB3 approval be given to the granting of listed building consent for the proposal subject to the conditions as detailed in the report and for the reasons as detailed therein.

Planning Application 20/01442/VA3 Variation of Condition (Reg 3) Proposal: Variation of Condition 2 (Plans) attached to planning application: 18/02071/LP3, to allow reduction in window sizes, additional railings to top of shelter, removal of seats on top of shelter and footpath changes for refuse collection - Bay Shelter Whitburn Bents Road Seaburn

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that the original planning application for the development was considered and approved at the meeting of the Development Control (North) Sub-Committee meeting on 17th January 2019. The approved scheme comprised, the change of use of the Bay Shelter located from a storage facility (use class B8) to cafe/restaurant (use class A3). The external alterations proposed included the installation of a main entrance and glazed windows to the east elevation of the building facing the beach front, and the provision of a bin storage area to the north of the building at road level. It was also proposed to provide 2 new footpath links to provide access to the bin storage area for staff and servicing.

The application now before the Committee proposed to vary the list of approved plans to secure permission for the reduction in the window size to the front and side, the removal of seating on the roof and addition of safety railings and the addition of an area of footpath leading to the bin storage area.

During the course of the application the potential use of the roof as a dining area for the approved cafe/restaurant, was raised by objectors. As a result Officers requested that the applicant confirm if the application proposed the use of the rooftop in this manner. The applicant confirmed that the current application did not propose the use of the roof top as an eating area and that the removal of the seating area on the roof formed part of the repair works to the roof. However, given that the removal of the seating could potentially allow the use of the roof terrace as an extension of the approved cafe/restaurant use already approved, it was considered appropriate to consider the impact of this, as part of the current application. Subsequently given the additional information received from the applicant relating to the roof refurbishment, a re-consultation was undertaken.

Members attention was drawn to the results of the public consultations and the objections received detailed on pages 107-111 of the agenda papers.

The representative of the Executive Director of City Development having outlined the key areas requiring the Committee's consideration in light of the proposed variations to the approved development, concluded that the proposal was considered to be acceptable in terms of all relevant material planning considerations and recommended that the application was granted subject to the conditions detailed in the report.

Councillor Bewick asked the representative of the Executive Director of City Development that the seating is in a prominent position for public use and if that seating is to be removed, would there be an additional seating provided. The representative of the Executive Director of City Development confirmed that he was not aware of any plans to provide additional seating.

Councillor Denny Wilson asked if part of the building is to be leased and the representative of the Executive Director of City Development confirmed that how the roof top will be managed in the future is for the tenant to determine.

The Chairman then welcomed and introduced Mr Brian Hallimond who was afforded the opportunity to address the Committee and spoke in objection to the application, citing the loss of amenity for the residents of Bay Court, the restriction on public access to the roof area and safety concerns regarding people carrying hot food and drink from the café via the steps to the roof.

Councillor Hodson asked why would you want seating in that location for a café and the representative of the Executive Director of City Development confirmed that there was no formal proposal to use the seating area for the public.

Councillor Hodson then asked if there could be seating provided outside the venue and the representative of the Executive Director of City Development confirmed that could be done without any planning consent.

Councillor D. Dixon asked if the sale of the property by the Council was dependent on the removal of the rooftop seating? The representative of the Executive Director of City Development replied that he was not privy to any discussions in respect of the sale. Any negotiations of that nature would be between the Marketing Team and the potential buyer.

Consideration having been given to application it was moved by Councillor D. Wilson and duly seconded by Councillor D. Dixon that consideration of the application be deferred to a future meeting pending further information regarding the proposed removal of the roof top seating and the future use of that space.

The motion having been agreed unanimously it was:-

14. RESOLVED that consideration of the application be deferred to a future meeting of the Committee pending further discussion regarding the proposed removal of the roof top seating and the future use of that space.

Planning Application 20/01443/VA3 Variation of Condition (Reg 3) Variation of condition 2 of previously approved planning application 18/02073/LP3 (Change of use from public toilets to cafe/bar/restaurant (Use Classes A3 or A4), to include various external alterations to existing building and new outdoor seating area to the rear) to incorporate revisions to windows and rear decking - Pier View Toilet Block, Pier View, Roker

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were advised that since the publication of the agenda further details of the materials to be used had been submitted to the satisfaction of the Council's Conservation Officer. It was therefore proposed that condition 2 attached to any grant was amended slightly to include details of the external materials to be used and that condition 10 was deleted.

Councillor Doyle referred to condition 1 as detailed on page 121 of the agenda which appeared to be a blank template of condition 2 and asked if he was reading this correctly? The representative of the Executive Director of City Development apologised and advised that this was an error in the report. He confirmed that the information in condition 2 was correct however condition 1 was intended to provide a limit on the time available to the developer to commence the work associated with the variation ie no later than 3 years after the granting of previously approved planning application (18/02073/LP3). Condition 1 would therefore be amended to reflect this.

There being no further questions or comments, the Chairman put the officer recommendation together with the amended conditions to the Committee, and it was:-

15. RESOLVED that the application be approved subject to the conditions as set out in the report and the amended conditions 1 and 2 and deletion of condition 10 as advised at the meeting and for the reasons as detailed therein.

Planning Application 20/00126/LP3 Local Authority (Reg 3) Change of use of open space to accommodate an additional 23 car parking spaces (Erection of 1m high timber retaining wall) Marine Walk Car Park Marine Walk Roker

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application. Members were advised that since the publication of the report, the Council's Conservation Officer had requested that an additional condition be attached to any grant requesting the submission, for approval, of samples of the materials to be used in the development (eg kerb edges). Subject to this additional condition and those detailed in the report, the application was recommended for approval.

The representatives of the Executive Director of City Development having addressed questions from the Committee in relation to the possibility of providing a bay to accommodate a large mini-bus, concerns over the loss of open space, whether it would be a paid car park, whether it would mitigate against unauthorised parking in the surrounding area and the need for the proposal given the availability of the nearby blockyard car park, the Chairman then invited members to comment on and debate the application.

Consideration having been given to the matter, the Chairman then put the Officer's amended recommendation to the Committee and it was:-

16. RESOLVED that the application be approved subject to the conditions as set out in the report and the additional condition requesting the submission of materials to be used for approval as updated at the meeting and for the reasons as detailed therein.

Planning Application 20/01208/FUL Full Application - Erection of 24no. residential units with associated hard and soft landscaping and access arrangements (Revised plans received 13.10.2020) Land North of Eastbourne Square Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that full planning permission was sought for a new residential development comprising of 24.no residential dwellings with associated hard and soft landscaping and access arrangements on land to the north of Eastbourne Square in Sunderland. The land in question formerly contained a number of 3 storey residential blocks which were demolished in the early 2000's and the site had remained vacant since that time. The site had now become semi-naturalised and comprised a mix of grassland and retained road surfaces associated with the former residential layout of the site.

The proposed development site was located within an established residential area with existing properties located to the west on Eyemouth Lane and south on Eastbourne Square. The application had been submitted by Pegasus Group on behalf of Gentoo Group Limited and proposed 24 affordable new dwellings namely - 6 no. two-bed bungalows; - 16 no. two-bed houses; - 2 no. three-bed houses. The developer had outlined that they intended for all units to be for affordable rent.

Details of the representations received in response to public, external and internal consultations were detailed on pages 132 – 136 of the agenda.

The representative of the Executive Director of City Development then drew the Committee's attention to the principle of the proposal in relation to the following key aspects as detailed on pages 137 – 153 of the agenda:-

i). The Council's position in respect of housing land supply and delivery;
ii). Land use and open space considerations;
iii). The merits of the proposed housing development;
iv). The implications of the development in respect of residential amenity;
v). The implications of the development in respect of design, sustainability and character of the area;
vi). The impact of the development in respect of highway and pedestrian safety;
vii). The impact of the development in respect of ecology and biodiversity;
viii). The impact of the development in respect of flooding and drainage;
ix). The impact of the development in respect of ground conditions;
x). The implications of the development in respect of archaeology;
xi). The implications of the development in respect of education provision;
xii). The implications of the development in respect of affordable housing;
xiii). The viability of the development and the contributions required under Section 106 of the Town and Country Planning Act 1990;

In conclusion members were advised that the principle of utilising the site for residential development was considered to be acceptable from a land use perspective with the development giving rise to clear benefits in terms of urban regeneration, housing delivery and the 100% affordable housing it would provide. In line with the guidance of the National Planning Policy Framework, it was considered that the benefits of the scheme should be given significant weight in the 'planning balance'. It was considered that the scheme would achieve the sustainable development sought by paragraph 11 of the NPPF and Members were therefore recommended to approve the application subject to the signing of the S106 agreement and the conditions detailed in the report.

The representatives of the Executive Director of City Development and the Executive Director of Corporate Services then addressed questions from the Committee in relation to the commitment of the developer to adopt low carbon technologies, the CSDP Policy H2 that affordable homes should be retained in affordable use in perpetuity, which is subject to the statutory right to buy legislation, and the Council's policy regarding contributions sought in respect of play areas and the nature of the consultations undertaken with local residents.

The Chairman then welcomed and introduced Ms Sandra Manson, Agent for the applicant who was afforded the opportunity to address the Committee and spoke in support of the application. In response to questions from Members, Ms Manson confirmed that the land in relation to all the Gentoo applications before the Committee was formerly in the Council's ownership prior to the original housing stock transfer and advised on the deliverability of the sustainable aspects of the scheme.

Consideration having been given to the proposal, the Chairman put the Officer's recommendation to the Committee and it was:-

17. RESOLVED that the application be approved subject to the completion of a Section 106 agreement and the conditions as set out in the report for the reasons as detailed therein.

Planning Application 20/01295/FUL Full Application Demolition of existing buildings/structures and erection of 13 residential dwellings. (Class C3) - Land Comprising the Conishead Centre, Silksworth Road, Silksworth, Sunderland.

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

The Committee was informed that permission was sought for the demolition of the existing buildings/structures and erection of 13 residential dwellings on land at the Conishead Centre, Silksworth Road, Silksworth, Sunderland. The site in question contained a vacant 1.5 storey office building, owned by the Applicant (Gentoo) and sat between the adjacent Silksworth Health Centre to the north/north east and the Silksworth Churchside allotments which occupied land to the east and south. To the west of the site lay the grounds of St. Matthew's parish church.
Access to the site was achieved via Silksworth Road with the access road providing links to the health centre and allotments. The nearest residential development was Saint Matthews View, which at its closest point was located approximately 25m to the north east of the site.

The application had been submitted by Pegasus Group on behalf of Gentoo Group Limited and proposed 13 affordable new dwellings namely 10 no. two-bed houses and 3 no. three-bed houses. The developer had outlined that they intended for all units to be for affordable rent.

Details of the representations received in response to public, external and internal consultations (including objections received from a representative of Silksworth Health Centre and from the NHS Property Services in their capacity as landowner of Silksworth Health Centre) were detailed on pages 165 – 177 of the agenda.

The representative of the Executive Director of City Development then drew the Committee's attention to the principle of the proposal in relation to the following key aspects as detailed on pages 137 – 153 of the agenda:-

i). The Council's position in respect of housing land supply and delivery;
ii). Land use considerations;
iii). The merits of the proposed housing development;
iv). The implications of the development in respect of residential amenity;
v). The implications of the development in respect of design, sustainability and character of the area;
vi). The impact of the development in respect of highway and pedestrian safety;
vii). The impact of the development in respect of ecology and biodiversity;
viii). The impact of the development in respect of flooding and drainage;
ix). The impact of the development in respect of ground conditions;
x). The implications of the development in respect of affordable housing;
xi). The viability of the development and the contributions required under Section 106 of the Town and Country Planning Act 1990

In conclusion members were informed that the principle of utilising the site for residential development was considered to be acceptable from a land use perspective with the development giving rise to clear benefits in terms of urban regeneration on a brownfield site, housing delivery and the 100% affordable housing it would provide. In line with the guidance of the NPPF, it was considered that the benefits of the scheme should be given significant weight in the 'planning balance'. It was considered that the scheme would achieve the sustainable development sought by paragraph 11 of the NPPF and Members were therefore recommended to approve the application subject to the signing of the S106 agreement and to the conditions detailed in the report.

The Chairman then welcomed and introduced Ms Ari Akinyemi Ari of NHS Property Services Ltd who was afforded the opportunity to address the Committee and spoke in objection to the application, stating that whilst recognising the merits of the application it would be remiss not to express her concerns regarding the impact the proposal would have on Silksworth Health Centre. This centred on her strong concerns regarding the impact of noise levels during the demolition and construction works and the detrimental impact this would have on the provision of services at the Centre. In conclusion Ms Akinyemi welcomed the approach from Gentoo to work with the Centre in trying to mitigate any negative impact but sought clarification regarding the proposed working hours.

In response to this enquiry, the representative of the Executive Director of City Development confirmed that the proposed working hours were 8.00am to 6.00pm.

The Chairman then invited Ms Sandra Manson, Agent for the applicant, to address the Committee who spoke in support of the application and reiterated the offer to work with the Centre to minimise any adverse effects on its operation during the demolition and construction period.

Consideration having been given to the proposal, the Chairman put the Officer's recommendation to the Committee and it was:-

18. RESOLVED that the application be approved subject to the completion of a Section 106 agreement and the conditions as set out in the report for the reasons as detailed therein.

Planning Application 20/01205/FUL Full Application: Erection of 11no. residential dwellings (Use Class C3) Land East of Cricklewood Road Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

Prior to presenting the report, the representative of the Executive Director of City Development provided the Committee with the following update regarding the conditions that would be attached to any permission:-

i) Condition no. 2, to be amended to include the submission of details of the construction materials to be used.

ii) Condition no. 4, to be amended to allow surface water to be discharged into Hylton Dene Burn; rather than combined sewer as previously proposed. Also that the development should be undertaken in accordance with the drainage scheme contained within the Flood Risk Assessment and Drainage Strategy.

iii) following correspondence with Council's Ecologist the additional conditions detailed below were now being proposed

- The construction phase of the development to be undertaken in accordance with the submitted Biodiversity Construction Management Plan.

- No development related to the outfall route through the Local Nature Reserve to Hylton Dene shall commence until details of the outfall route have been submitted to and approved in writing by the Local Planning Authority.

- No dwelling house shall be occupied until the bird boxes, as detailed within the submitted Ecological Assessment, have been provided and shall thereafter be retained.

- No dwelling house shall be occupied until an amended landscape plan has been submitted to and approved in writing by the Local Planning Authority

- The development shall be carried out in full accordance with the mitigation measures and monitoring and reporting obligations set out within the Ecology Management Plan

iv) Following correspondence with the agent, an additional condition was proposed that - In the event that electric vehicle charging points, solar PV panels and/or air source heat pumps were installed on the site, in line with a sustainability initiative, details were to be submitted for the approval of the Local Planning Authority

The representative of the Executive Director of City Development then presented the report advising the Committee of the key issues to consider in determining the application. In conclusion the Committee was advised that it was considered that the planning balance would be in favour of approval and therefore it was recommended the application be granted for the reasons detailed in the report subject to the conditions outlined in the report and as updated at the meeting.

The representative of the Executive Director of City Development addressed questions from the Committee regarding the retention of access to the public footpath along the burn behind the proposed development and the rationale behind the proposed Section 106 agreement.

The Chairman then invited Ms Sandra Manson, Agent for the applicant, to address the Committee who spoke in support of the application advising of the work undertaken to support the biodiversity of the development.

Consideration having been given to the proposal, the Chairman put the Officer's amended recommendation to the Committee and it was:-

19. RESOLVED that the application be approved subject to the completion of a Section 106 agreement for affordable housing, education and the provision of a financial contribution towards the protection of European coastal sites and also subject to the conditions as set out in the report including the additional / amended conditions 2 and 4 as updated at the meeting.

Planning Application 20/01414/FUL Full Application Erection of 10 no. residential dwellings (Use Class C3). Land to the west of Prestbury Road Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

Prior to presenting the report, the representative of the Executive Director of City Development provided the Committee with the following update regarding the conditions that would be attached to any permission:-

i) Condition no. 2, to be amended to include the submission of details of the construction materials to be used.

ii) Following correspondence with the agent an additional condition was proposed that - In the event that electric vehicle charging points, solar PV panels and/or air source heat pumps were installed on the site, in line with a sustainability initiative, details were to be submitted for the approval of the Local Planning Authority

The representative of the Executive Director of City Development then presented the report advising the Committee of the key issues to consider in determining the application. In conclusion the Committee was advised that the application was recommend for approval for the reasons detailed in the report subject to the conditions detailed therein and as updated at the meeting.

The Chairman then invited Ms Sandra Manson, agent for the applicant, to address the Committee who spoke in support of the application advising of the work undertaken in respect of the modular design aspects of the development.

Consideration having been given to the proposal, the Chairman put the Officer's amended recommendation to the Committee and it was:-

20. RESOLVED that the application be approved subject to the completion of a Section 106 agreement for affordable housing and also subject to the conditions as set out in the report including the amended condition 2 as updated at the meeting.

Planning Application 20/01181/FUL Full Application Erection of 41no.residential dwellings with associated access and landscaping Land at Keighley Avenue Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that the application proposed to provide 41 residential dwellings on land adjacent to Keighley Avenue, Downhill, Sunderland, delivering a mixture of housing types including 8no. bungalows, 15no. two- bedroom dwellings and 18no. three bedroom dwellings. All 41 dwellings were proposed to be affordable units to be owned and managed by Gentoo. Each dwelling would meet the requirements of the Nationally Described Minimum Space Standards.

The site was an undeveloped area surrounded by predominantly two storey residential development. There was a small shopping precinct to the north west of the site, with three-storey sheltered housing immediately to the west and a former school building, now a local community centre to the north east. The site would be accessed from the south from the existing stub road, with pedestrian entrances to the site fitted with A-frame barriers or bollards, designed to allow cycles but prevent motorcycles or other unauthorized vehicles to use paths as rat runs.

Members attention was drawn to the consultation replies detailed on pages 119 - 202 of the agenda and it was confirmed that the Lead Local Flood Authority had now replied that they were satisfied following the submission of the Drainage Layout and Maintenance Plan. Accordingly the following additional condition was proposed to be added to those attached to any permission.

‘ Prior to the first occupation of the development, a verification report carried out by a suitably qualified person must be submitted to and approved by the Local Planning Authority, to demonstrate that all substantial drainage systems have been constructed as per the agreed scheme. This verification report shall include:-

- As built drawings for all SuDS components including dimensions and supported by photos of installation and completion.
- Construction details
- Health and safety file
- Details of ownership organisation, adoption and maintenance.’

With regard to the outstanding Public Protection and Regulatory Services issue, Members were advised that a National Quality Mark Scheme Certificate had now been submitted to the satisfaction of the Environmental Health Officer.

The representative of the Executive Director of City Development then drew the committee’s attention to the principle of the proposal in relation to the following key aspects as detailed on pages 212 – 220 of the agenda:-

i) Principle of development;
ii) Highway engineering considerations;
iii) Healthy and safe communities, including ground conditions and noise and vibration;
iv) Design and layout;
v) Natural heritage, landscaping/ arboriculture and drainage considerations;
vi) Viability and Section 106 considerations.

In conclusion the Committee was advised that the application was considered to be acceptable and was therefore recommend for approval for the reasons specified in the report, subject to the conditions detailed therein and as updated at the meeting.

The representative of the Executive Director of City Development then addressed questions from the Committee regarding the location of the local area uplift together with the proposals for consultation with ward members thereon, the consultation undertaken with local residents on the development and issues arising from the current location of CCTV masts.

The Chairman then invited Ms Sandra Manson, Agent for the applicant, to address the Committee who spoke in support of the application advising of the work undertaken in respect of the Section 106 agreement and Gentoo's pledge to work through any issues with the Redhill Ward Members.

Consideration having been given to the proposal, the Chairman put the Officer's amended recommendation to the Committee and it was:-

21. RESOLVED that the application be approved subject to the completion of a Section 106 agreement for affordable housing and also subject to the conditions as set out in the report including the additional drainage condition as updated at the meeting.

Planning Application 20/01350/FU4 Full Application (Reg 4) Erection of 71 no. affordable residential dwellings (Class C3) Land West Of Hylton Lane Downhill Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application. Members were informed that application sought permission for the erection of 71 no. affordable residential dwellings on land to the west of Hylton Lane, Downhill, Sunderland.

The proposed development affected an area of grassed open space located to the west of Hylton Lane. The site covered approximately 2.54ha and had a long, narrow rectangular shape. It was bordered by Hylton Lane to the east and the grounds of St. John Bosco RC Primary School and the dwellings of Blaydon Avenue to the south. To the west were the grounds of a series of blocks of flats fronting Baxter Road in the Town End Farm estate. To the north, was scrub woodland, grassland and open countryside forming part of the Tyne and Wear Green Belt separating northern Sunderland from Boldon in South Tyneside. The grassland and woodland immediately adjacent to the application site was designated as Downhill Meadows Local Wildlife Site

The development would provide a mix of bungalows (7 no. in total) and two-storey houses, together with 3 no. two-storey 'apartment' blocks, each containing two apartments. Properties would provide 2-, 3- and 4-bedroom

homes. Dwellings within the development were primarily semidetached, with one short terrace of 3 dwellings fronting Hylton Lane. Each dwelling was afforded at least one off-street parking space, whilst visitor parking spaces would be provided throughout the development, with bin storage facilities available in each rear garden.

Details of the representations received in response to public, external and internal consultations were detailed on pages 227 – 230 of the agenda.

The representative of the Executive Director of City Development then drew the committee's attention to the principle of the proposal in relation to the following key aspects as detailed on pages 231 – 244:-

i). The Council's position in respect of housing land supply and delivery;
ii). The merits of the proposed housing development;
iii). The implications of the development in respect of residential amenity;
iv). The implications of the development in respect of design, sustainability and character of the area;
v). The impact of the development in respect of highway and pedestrian safety;
vi). The impact of the development in respect of ecology and biodiversity;
vii). The impact of the development in respect of flooding and drainage;
viii). The impact of the development in respect of ground conditions;
ix). The implications of the development in respect of archaeology;
x). The implications of the development in respect of education provision;
xi). The implications of the development in respect of affordable housing;
xii). The viability of the development and the contributions required under Section 106 of the Town and Country Planning Act 1990;

In conclusion members were informed that that the proposed development was considered acceptable and that it would deliver a significant amount of affordable housing at a sustainable location and with appropriate respect to the local environment and amenity. It was therefore recommended that the application was approved subject to the completion of an agreement under Section 106 of the Town and Country Planning Act and subject to the conditions detailed in the report.

The representative of the Executive Director of City Development then addressed questions from the Committee regarding the Section 106 contribution to the management of the Downhill Meadows Wildlife site and proposed traffic calming measures in the area. The Committee was also updated to confirm that the Council's Urban Design Officer was satisfied with the development proposals.

The Chairman then invited Ms Sandra Manson, Agent for the applicant, to address the Committee who spoke in support of the application advising of the work undertaken in respect of the Road Safety Audit.

Consideration having been given to the proposal, the Chairman put the Officer's recommendation to the Committee and it was:-

22. RESOLVED that the application be approved subject to the completion of a Section 106 agreement and also subject to the conditions as set out in the report and for the reasons as detailed therein.

Planning Application 19/02035/FUL Full Application Erection of 5 no. detached dwellings Silksworth Hall, Silksworth Road, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that the application proposed the construction of five dwelling houses on an area of land which currently formed the southern most portion of the curtilage of Silksworth Hall. The proposed development site ran in a rough "L" shape extending from opposite number 2 Silksworth Hall Drive to opposite number 12 Silksworth Hall Drive. The area of land proposed for development had a heavy coverage of trees.

To the west of the proposed development site was "The Lawns" which comprised a row of bungalow properties of traditional brick and tile design whilst to the south and east of the site there were large detached two storey houses all set within generous plots. These houses were also of traditional brick and tile design. To the immediate north of the site was the remainder of the lawned garden associated with Silksworth Hall and beyond that was Silksworth Hall itself.

The proposed development comprised the construction of five "Passivhaus" type, two storey dwellings. The proposed houses were 7.5 metres in height 10 metres deep and 12 metres wide with a staggered front elevation. They were of very contemporary design with flat roofs and were finished with a mixture of brickwork, render and cladding. A flat roofed car port was proposed to the front of each dwelling. Drainage from the proposed dwellings would be via sustainable drainage system for surface water and via a package treatment plant for foul flows. Passivhaus dwellings were homes designed to combine ultra-low energy consumption with consistently good air quality.

49 objections to the proposed development had been received.

The representative of the Executive Director of City Development then drew the committee's attention to the main issues to consider in determining the application in relation to the following key aspects as detailed on pages 253 – 268 of the agenda:-

i) Principle of development (including “garden grabbing”)
ii) Impact of the proposal upon Silksworth Conservation Area and the listed Silksworth Hall
iii) Impact of the proposal upon trees.
iv) Archaeology.
v) Design and Visual Amenity
vi) Impact upon residential amenity of existing and future occupiers
vii) Ecology
viii) Highways and car parking issues
ix) Sustainability
x) Ground Contamination

In conclusion members were advised that it was considered that the proposed development within the remaining historic garden area of Silksworth Hall would have an unacceptable detrimental impact upon the setting of the grade II listed Silksworth Hall and upon the character of Silksworth Hall Conservation Area through the removal of a substantial number of trees (50) and through the construction of five dwellings which would be out of keeping with their surroundings and which would appear as obtrusive and unsympathetic additions to the detriment of visual amenity, the setting of a listed building and the conservation area, contrary to national and local planning policy requirements.

The positioning of proposed plot one of the development was considered to be unacceptable due to its proximity to the rear of the adjacent property at “The Lawns” in addition the proposed properties had small rear gardens which did not provide an appropriate amount of private amenity space for dwellings of their size to the detriment of the residential amenity of future occupiers.

Furthermore, the application was deficient in supporting information in respect of archaeology, highway and car parking arrangements, and ecology and Habitat Regulation Assessment matters which meant that the Local Planning Authority could have no certainty that these issues could be satisfactorily addressed. Members were therefore recommended to refuse the application for reasons detailed in the report.

The representative of the Executive Director of City Development then addressed questions from the Committee confirming that each of the 50 trees referred to in the application were subject to tree preservation orders. In response to a further enquiry she confirmed that access to the proposed development was via a private road. The road was in multiple ownership with the proportion of the road directly in front of each property being owned by the owner of that property. In theory if the development had been considered appropriate and was granted approval, access to the development would then become a civil matter between all the parties involved. This was an issue that sat outside the planning process.

The Chairman then welcomed and introduced Councillor Heather Fagan a member for the Doxford ward who was afforded the opportunity to address the Committee. Councillor Fagan spoke in objection to the application, citing

the large number of objections from local residents, road safety concerns given the unadopted nature of the access road and its lack of footpaths and the presence of a sharp bend. There was a lack of parking provision with no room for delivery vehicles which would exacerbate already existing parking problems in the neighbouring areas and compromise the safety and accessibility of existing residents. The loss of 50 trees at the minimum was unacceptable and was at odds with the Councils objective to become a carbon neutral city. Councillor Fagan also expressed concern at the adverse impact the development would have on the conservation area, the damage to which would be irreversible.

The Chairman informed the Committee that four requests had been made to have statements read out by an Officer in objection to the application. He advised that he would allow 5 minutes per statement. The representative of the Executive Director of City Development then read out the statements received from the following members of the public in objection to the application.

i) Mr Alan and Ms Michelle Willcock
ii) Mr and Mrs Hall
iii) Mr and Mrs Montgomery
iv) Ms Lynne Small

Following the reading of the statements, the Planning Officer advised that she had just been informed of a request that had been sent in to have a statement of objection read out on behalf of a Mr Ryan Doyle and asked permission from the Chairman to do so. This was granted accordingly.

The Chairman then invited members to comment on and debate the application. Consideration having been given to the matter the Chairman put the Officer's recommendation to the Committee and it was:-

23. RESOLVED that the application be refused for the reasons as detailed in the report.

Planning Application 20/01661/FUL Full Application Proposal: Change of use from Retail (A1) to Hot Food Takeaway (A5) to include specialist ventilation & extraction unit. 6 Mayfair House Eden Terrace Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of the key issues to consider in determining the application.

Members were informed that planning permission was sought to change the use of 6 Mayfair House, Eden Terrace, from a Hair and Beauty salon to a Hot Food Takeaway. The unit fronted onto Durham Road which was a primary route into the City Centre. The area was generally residential in character and appearance, although some commercial uses were interspersed around the locality, including that of the host unit and those nearby businesses located within the Mayfair buildings to the north on Durham Road.

The site was landlocked to the rear whilst a public footpath and cycle lane ran across the frontage of the site. A long expanse of double yellow lines was set out on Durham Road in front of the host and neighbouring properties. Entry for customers, staff and deliveries would all be via the front of the property as existing with refuse bins located within a designated area in the shop to be collected by a private contractor. A new extraction system to deal with the cooking processes would be provided to the rear of the premises.

The submission indicated that the proposed new use could generate 6no new jobs with the proposed opening hours detailed to be between 11.00am and 11.30pm. The applicant had however stated a willingness to be flexible on the opening hours if this was considered necessary to make the development acceptable.

With regard to public consultation, the Committee was advised that a total of 18 individual representations had been received from nearby residential occupiers together with 2 objections from Ward Councillors Julia Potts and Andrew Wood. In addition, a petition of objection carrying 16 signatures had also been received.

In relation to the objections received, the main areas of concern related to:-
i). Noise, disturbance and smells emanating from the use.
ii). Parking issues and general traffic generation within the area.
iii). Litter/antisocial behaviour.
iv). The correlation between hot food uses, health and levels of obesity and proximity of schools.
v). There were already a significant number of hot food uses within the area.
vi). Lack of consultation with nearby residents with regard to the application.

With regard to point vi) above, members were advised that consultation was initially carried with all adjoining residential occupiers based on addresses held within the Local Planning Authority's data base. Following notification that some occupiers of Mayfair Buildings did not receive letters, further bespoke letters were issued to flats within this building whilst a site notice was also positioned outside the property. This had effectively extended the public consultation period from the usual 3 weeks to 8 weeks and had provided more than adequate notification and opportunity for nearby occupiers to engage with the process and submit representations should they wish.

The representative of the Executive Director of City Development then drew the Committee’s attention to the main issues to consider in determining the

application in relation to the following key aspects as detailed on pages 276 – 280 of the agenda:-

i) The principle of the proposed use;
ii). The impact of the development on visual amenity
iii). The impact of the development on residential amenity
iv). The impact of the development on highway and pedestrian safety

In conclusion members were informed that the Council's CSDP and Policy VC4 had brought in a specific approach based on co-ordinated evidence to address the increasing concerns regarding the potential impacts of hot food takeaways on the health of the city's residents. In this respect it was evident that the proposed siting of the hot food use would be within 400m of the main entrance of St Anthony's Girls Catholic Academy whilst the obesity figures for Millfield Ward (as set out within the National Child Measuring Programme) exceed the threshold of 21% for year 6 pupils.

In circumstances where the thresholds were breached, CSDP Policy VC4 was clear in stating that hot food takeaways would not be permitted. The principle of the proposal was therefore contrary to the provisions of CSDP policy VC4 and the overarching aims and objectives of strategic policy SP7 and NPPF Paragraph 91, all of which aimed to promote and achieve healthy places to enable and support healthy lifestyles.

There also remained unresolved amenity concerns over the impact of the flue and extraction with regard to noise and odour whilst in the absence of any discussions regarding a reduction in the closing time (stipulated to be 11.30pm on the application form), the Local Planning Authority considered that the proposal would have a demonstrable adverse impact on the living conditions of the adjacent occupiers by virtue of noise, disturbance and nuisance late at night. In this respect the proposal was contrary to CSDP Polices BH1 and HS1.

In addition to the above, it was considered that the proposal would generate increased vehicular movements around the site without the provision of adequate parking facilities, leading to opportunist short-term parking to the front of the unit to the detriment of highway and pedestrian safety. The proposal was therefore contrary to CSDP Policy ST3.

For the reasons outlined above the representative of the Executive Director of City Development advised that the application was recommended for refusal.

The Chairman informed the Committee that two requests had been made to have statements read out by an Officer in objection to the application. He advised that he would allow 5 minutes per statement. The representative of the Executive Director of City Development then read out the statements received from the following members of the public in objection to the application.

i) Mr Brian Rutherford

ii) Mr Mark Gibson

The Chairman then informed the Committee that there had been a request received from the applicant, Mr Kevin McVey to have a statement read out by an Officer in support of his application. The Chair advised that he would allow 5 minutes.

The representative of the Executive Director of City Development having read out Mr McVey's statement, the Chairman invited members to comment on and debate the application.

Consideration having been given to the matter, the Chairman put the Officer's recommendation to the Committee and it was:-

24. RESOLVED that the application be refused for the reasons as detailed in the report.

Items for Information

Members gave considered to the items for information contained within the matrix (pages 283 – 288 of the agenda).

Councillor Doyle referred to the following application in the Doxford Ward stating that it had aroused a degree of controversy in the local area and suggested that Covid restrictions allowing, the Committee might benefit from a site visit.

Planning Application 20/01183/LP3
Land Bounded by Silksworth Road, Clinton Place and City Way, Sunderland. Provision of a 520 space car park and access road off the B1286 City Way, Doxford Park, Sunderland, to include realignment of footpaths, lighting, landscaping and sustainable drainage features.

25. RESOLVED that:-

i) the items for information as set out in the matrix be received and noted and;

ii) Covid 19 restrictions permitting, arrangements be made to undertake a site visit in respect of Planning Application 20/01183/LP3.

The Chairman then closed the meeting having thanked everyone for their attendance, contributions and patience.

(Signed) M. BUTLER
D. WILSON
(Chairmen)