

Development Control (North Sunderland) Sub- Committee

02 July 2019

Late Sheet

ITEM 3 – Planning and Related Applications

PAGE NO(s).	APP'N. NO	SITE	DETAILS OF SPEAKERS AND ATTENDEES
02-17	18/01776/FUL	Sunderland Marriott Hotel, Queens Parade, Whitburn Road, Sunderland, SR6 8DB	No speakers or attendees.

18/01776/FUL – Sunderland Marriott Hotel, Queens Parade, Whitburn Road, Sunderland, SR6 8DB

At the time of writing the main report, consideration was still being given to the ecological impact of the proposal in relation to protected European Sites. This 'late sheet' provides Members with an update with regard to the situation in respect of this matter.

Protected Species and Ecology

Further to the publication of the Committee Agenda, an updated Ecological Impact Assessment including Habitat Screening Assessment has been provided to support the application.

The Council's Ecologist has reviewed the revised Ecological Impact Assessment and has advised that the report adds an element of further detail. However, it does not address fully with confidence the likely impacts of the proposal on protected European Sites, and as such, in the absence of an overarching strategic Habitats Regulations Assessment the applicant would be required to proceed to provide enough detailed information to allow the Council to undertake an Appropriate Assessment.

The applicant's agent has been made aware of the requirement to provide further information with regard to the ecological impact of the proposed development to allow the completion of an Appropriate Assessment. However, the applicant's agent has

provided confirmation that the application should be determined as submitted and that no further information would be forthcoming.

Therefore, in the absence of the additional information, the impact of the proposed development on protected European Sites cannot be fully addressed with confidence.

Accordingly, it is recommended that a further reason for refusal is added should Members be minded to Refuse Planning Permission for the development, this being:

2. *The updated Ecological Impact Assessment including Habitat Regulations Screening Assessment dated June 2019 provides insufficient information to fully address with confidence the likely impact of the proposal on protected European Sites and other sites of conservation importance. Therefore, the information provided to date would not satisfy Policies CN19, CN20 and CN21 of the adopted Unitary Development Plan which seek to protect European Sites, Sites of Special Scientific Interest, Local Nature Reserves and Local Sites from development proposals with harmful direct or indirect impacts. The proposal would also fail to comply with Section 15 of the National Planning Policy Framework which requires development to minimise the impacts on biodiversity.*

Recommendation

Given the above, and for the draft reasons set out in the main report, the proposed development is considered to be unacceptable due to the impact on highway safety as a result of a reduced and sub-standard level of car parking provision for the hotel and the lack of information regarding the impact of the proposal in relation to the ecological impact of the proposed development on protected European Sites.

It is therefore recommended that Members REFUSE CONSENT for the draft reason set out in the main report and the additional draft reason outlined above.