

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 3rd JULY, 2018 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors Blackett, M. Dixon, Hodson, Jackson, Lauchlan, Porthouse, Rowntree, Scullion and P. Walker

Declarations of Interest

17/00865/LP3 – Land West of Former Washington Old School

Councillor Scaplehorn made a DPI in the application as a Director of Sunderland Home and left the meeting during its consideration.

Apologies for Absence

Apologies for absence were given on behalf of Councillors Essl, M. Turton and Williams.

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

The Executive Director of Economy and Place submitted a report (copies circulated), which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(for copy report – see original minutes)

17/00865/LP3 – Erection of 4 no two bedroomed bungalows with associated parking and landscaping (Amended description) at land west of former Washington Old School, Albert Place, Columbia, Washington

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application.

Councillor Hodson asked if there were to be any parking restrictions put in place to keep the character and protect the current residents in Albert Place and was advised that road markings could be looked at around the junction but it was unlikely that the area would warrant any further traffic calming measures than possibly some double yellow lines. A consultation could be undertaken with the current residents to gather their views and consent to any restrictions that could be put in place.

Councillor Hodson also commented on the lack of windows to the bathroom, giving no natural light in the room at all and was informed that as the bungalows were semi-detached it was not unusual for the bathrooms to be in that position. Extraction from the bathroom would be through ventilation installed in the ceiling but it was not unusual for a bathroom in a development of this type to have no window.

Councillor Blackett asked what the design and character of the current houses in the area was and was advised that there was a mix, there were a number of bungalows but there was no specific style to the property type.

Members having fully considered the application, and having no further questions, it was:-

1. RESOLVED that the application be approved subject to the twelve conditions set out within the report and for the reasons detailed therein.

18/00370/FUL – Sub-division and change of use of existing unit to A1 (retail) and A5 (hot food takeaway) with extraction flues to roof (Amended Proposal) at Biddick Community Centre, 33 Biddick Village Centre, Washington, NE38 7NP

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application.

Councillor Hodson referred to issues he was aware of around hot food takeaways in his ward where extraction and exhaust requirements were not being adhered to but then found that the Council had very little powers to enforce requirements and asked for assurances that the conditions were robust enough to enforce so that residents were protected from this happening in this area.

Councillor Porthouse commented that if the correct extraction units were installed, looked after and cleaned then there should be no issues or concerns for residents. Should maintenance become a problem at any time in the future then it would be necessary to enforce it through the Council's environmental health department.

Councillor Lauchlan commented on the definition of a shopping parade as the policy stated that the application would not normally be permitted outside of a shopping parade if it would create harm and it was difficult to prove that it would or wouldn't cause harm to residents until it was up and running. The surrounding area to the development site was residential and the Supplementary Planning Guidance stated that hot food takeaways should not be permitted in smaller shopping parades which

were predominately in residential areas and he felt that granting the application would be contrary to the UDP guidance.

Members having fully considered the application, and having been put to the vote, with seven Members voting for, two Members voting against and one abstain, it was:-

2. RESOLVED that the application be delegated to the Executive Director of Economy and Place, who is minded to approve the application for the reasons as set out in the report and subject to the eight conditions relating to those areas as set out in the late sheet.

Items for Information

Members having fully considered the items for information contained within the matrix, it was:-

3. RESOLVED that the items for information as set out in the matrix be received and noted.

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

(Signed) B. SCAPLEHORN,
Chairman.