

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 3RD MARCH, 2020 at
3.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Butler, Fagan, Foster, McKeith, Stewart and D. Wilson.

Declarations of Interest

19/02044/LP3 – Erection of new school building, together with new hard and soft landscaping, sustainable drainage features, car parking, access arrangements and boundary treatments – Former Maplewood School, Redcar Road, Sunderland

Councillor Stewart made an open declaration as Chair of Governors of Willowfields School and withdrew from the meeting during consideration of this item.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Doyle, Scaplehorn and D. Wilson.

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

The Executive Director of City 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 reports – see original minutes)

19/01740/FU4 – Residential development comprising of 37no. homes with associated access and landscaping and the stopping up of existing footpaths to the north of the site. (Amended Description 14/11/19) – Land at Former Southwick Primary School, Clarence Street, Sunderland, SR5 2HD

The representative of the Executive Director of City Development advised the Committee that due to the need for further consideration of viability figures in relation to the Section 106 agreement that this item be recommended for a deferral to a later date.

1. RESOLVED that the item be deferred to a later date.

19/01834/FUL – Development of 14no. residential units – Land at Castletown Way/Riverside Road, Sunderland

The representative of the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

In response to Councillor Butler's query, The representative of the Executive Director of City Development advised that the Ward was incorrectly identified as Castle Ward and was in fact within Southwick Ward. This would have no bearing on the Section 106 monies as this had been allocated "in the area" as part of the outline application therefore it would be for Members of the Wards to determine where this was spent.

The Chairman commented that one letter of representation had been received complaining of noise and queried if residents received any advice/details of who to complain to if needed. The agent of the applicant advised that there was a compound on site that had all the contact information needed for residents.

Members having discussed the matter it was:-

2. RESOLVED that Members approved the application subject to the completion of the Section 106 Agreement, as detailed above, and subject to the 11 draft conditions contained within the report

19/02044/LP3 – Erection of new school building, together with new hard and soft landscaping, sustainable drainage features, car parking, access arrangements and boundary treatments – Former Maplewood School, Redcar Road, Sunderland

The representative of the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

In response to Councillor Fagan's concern over the possibility of tailbacks of traffic onto Redcar Road with English Martyrs school opposite, the Highways Officer present advised that there was expectation for 10 to 12 vehicle drop offs so they were not anticipating any issues over traffic tailbacks as they also have a condition included for staggered school times.

Councillor Butler queried if there were parking restrictions on that road at present. The Highways Officer advised that there was a scheme in place for improvements to slow traffic/vehicles down which would help with pedestrian safety.

Councillor Butler commented that this land had remained desolate for many years and this proposal was a welcome development.

3. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the 19 conditions contained within the report

Items for Information

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

4. RESOLVED that the items for information as set out in the matrix be received and noted subject to further details (site plan) being circulated to Members in relation to 20/00126/LP3 – Marine Walk Car Park, Marine Walk, Roker, SR6 OPL for their information only

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

(Signed) J. JACKSON,
Chairman