

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 8TH AUGUST, 2017
at 3.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Beck, Bell, Francis, Mordey, Porthouse, Scaplehorn and D. Wilson.

Declarations of Interest

16/02247/FUL – Bonners Field, Sunderland, SR6 0AA

Councillor Jackson made an open declaration that she had held discussions with residents on this application as Ward Councillor and would withdraw from the meeting during consideration of this item.

Apologies for Absence

Apologies for absence were submitted by Councillors Chequer and Foster.

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

The Executive Director of Economy and Place 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 report – see original minutes).

16/02247/FUL – Demolition of existing workshops and erection of 363 unit mixed use residential block for students (323 Units) and young professionals (40 units) (Use Class C3) with integral car parking, ancillary amenities and commercial unit (Use Class A1/A3), along with external landscaping and access works. (AMENDED DESCRIPTION) – Bonners Field, Sunderland, SR6 0AA

As Councillor Jackson had made an open declaration on this item and left the room, Councillor Bell took the Chair for consideration of this application.

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

Jamie Reed, Senior Planner presented the report and advised that since the publication of the report, they had now received the outstanding drainage strategy and officers were satisfied with those proposals.

In response to Councillor Mordey's enquiry over applicants having to submit numbers of students annually, Mr Reed advised that Condition 21 of the report would deal with this as well as the potential for the detailed Management Plan to incorporate such concerns.

Councillor D. Wilson commented that he had seen such building's end up being utilised for transient population and that the development of this Management Plan would be crucial. Councillor Wilson also raised concerns that part of the retail outlets could be an off licence and as there were a number of HMO's and Hostels in the area this could end up being a problem.

Mr Reed advised that there were measures, checks and balances in place for this proposal via the Management Plan and the strategies included. The location was ideally placed on the campus, so it would only be a short walk and by virtue of this would prove to be very popular for students.

Carolyn Forster, Solicitor, advised that Members were only here to determine the application in front of them on its Planning merits and in terms of an off license and such like, these concerns would be determined by a Licensing Committee and the powers that the authority would have in this regard.

Councillor Francis raised concerns over the Management Plan and the issue of Wardens in Halls of Residence, the fact that this would be open to non – residents which raised security concerns and also that the retail elements could become a licensed premises.

In response to Councillor Porthouse's enquiry over the proposal for combined power/heat, Mr Reed advised that there were a range of sustainability measures on how the development could be heated etc. and these would accord with the BREEAM environmental assessments.

The Chairman introduced Ms Felicity Jones who wished to speak in opposition to the application. Ms Jones commented that she was speaking on behalf of the residents of Bonners Raff and that whilst she understood the need for the proposal, it was acknowledged the student numbers for the city were decreasing, perhaps there was a need for a smaller scale development.

As the development was so close to the bedrooms of Bonners Raff, Ms Jones felt that it would be irresponsible to include a roof terrace on the building which would be a source of noise and potentially dangerous for passing pedestrians which had been acknowledged by the Council in the Conditions. The only way to ensure safety would be to enclose the terrace which would then increase the development to 13

floors therefore exceeding the 9 to 12 stories stated in the MasterPlan. The building had many amenities for the students and Ms Jones felt that the removal of the terrace would be the least they could do for the surrounding residents.

Ms Jones raised concerns over the litter generation that 300 extra students may create in an area that already suffered from such problems and felt that the Plan was unrealistic in terms of vehicular traffic and with regards to deliveries to the café/shop and also the takeaway deliveries which would account for more than the 5 a day stated.

Ms Jones also expressed concern this would bring disruption to the parking facilities at Bonners Raff, with deliveries using the back of the development on Bonnersfield Road and she could not see how the eviction of students owning a car could be achieved. Ms Jones requested some form of assurance that the Management Plan would be implemented and carried out even if a change of owner occurred.

The Chairman introduced Councillor Barry Curran, who wished to speak in support of the residents of Bonners Raff who were opposing the development. Councillor Curran queried the need for a building of such height and commented that it was interesting the University had originally been opposed to these proposals yet now agreed to them in principal despite having spoken with Councillors in the past advising that there was already enough provision in the City.

Councillor Curran commented that there were a number of HMO's within the city that this would add to and that the report claimed this would draw students away from other buildings, so these would need to be replenished also. There were two further applications to come forward which would make almost 500+ student places and he was extremely disappointed that the only focus for housing those had been in this particular area.

Councillor Curran referred to Brexit as a reason for the decline in Student numbers and suggested it would be prudent to wait with such a development before seeing if the numbers increased. Councillor Curran also requested consideration be given for the reconfiguration of the surrounding highways and asked that the applicants make sure the critical management of the building was robust so we did not see the same problems occur as the Echo 24 building.

The Chairman introduced Mr Robert Dibden, the agent on behalf of the applicant. Mr Dibden advised that the principal of the development accorded with the Councils Policies and Masterplan and they hoped it would provide a catalyst for the region by providing a high quality building.

The masterplan allocated the area for a mixed use residential proposal and this scheme fit in perfectly with that. They had confidence in the growth of the student market and as this would be purpose built accommodation it would be very attractive to students.

Mr Dibden commented that 40% of Sunderland's students did not live in the City and the project team had engaged with Sunderland University in addressing the declining

student numbers and they were confident that the University would be on board and would manage this building.

The Draft Management Plan had been submitted with a full scheme focussed on refuse and litter and all such issues would be worked through with the University also. No objections had been received from the Conservation or Highways teams and the scheme delivered a number of major economic benefits so they were eager to make progress and see this development proceed as soon as possible.

It was advised that the retail units would be focussed for students and they were confident that they would not fall into the trap of a poorly run scheme as the last thing the developer wished for was the building to become a slum.

In relation to the combined heating and power, Mr Dibden advised that Conditions 15 and 16 catered for this and they had professionals on board to look at this should the application be approved.

Councillor Francis referred to the roof terrace and raised concerns that objects could be thrown from the top and also had security concerns in relation to the possible bar/restaurant that would be on premises. Councillor Francis also referred to Page 17 para 3 of the report and the car ownership conditions.

The applicant advised that they had previously worked with housing providers that had not permitted residents to have a car, tenancies had been terminated if this rule had been broken and they were very rigid on this.

Councillor Mordey referred to the proposal on a whole and commented that it was the best quality scheme he had seen and the key for this to succeed would be in implementing the Management Plan and asked his colleagues to support this proposal.

Councillor Porthouse commented that many of our students lived in Durham or Newcastle and we needed to do our best to encourage them to move into the City, therefore he endorsed Councillor Mordey's sentiments and supported this scheme.

In response to Councillor Francis' query, Danielle Pearson, Development Control Manager advised that there were instances where HMO's had been put back into use as family stock and we had already seen examples of this with the student accommodation in Roker having recently been approved.

1. RESOLVED that the application be delegated to the Executive Director of Economy and Place who was minded to Grant Consent subject to the 26 draft conditions set out in the report and the signing of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended)

17/01348/LB3 – Replacement of existing external light fittings with 7no new LED fittings – Fulwell Mill, Newcastle Road, Sunderland, SR5 1EX

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

2. RESOLVED that consent be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report and subject to the two conditions contained therein

Items for Information

17/01457/FUL – Land South of South Bents and Weardale Avenue, Seaburn, Sunderland

Councillor Francis requested that a site visit be arranged in respect of the above application.

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

(Signed) J. JACKSON,
Chairman