

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY 26th FEBRUARY,
2018 at 4.45 p.m.**

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, M. Dixon, English, Hodson, Jackson, Kay, Mordey and Waller

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors D. Dixon, I. Galbraith, Scaplehorn, Smith and Watson.

**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 South Sunderland area, copies of which had 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)

**17/02136/FUL – Temporary change of use from residential property to
welfare/office facilities (41 weeks) (Retrospective)
17 Alnwick Road, Farringdon, Sunderland, SR3 3BU**

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed. Consent had originally been sought until 13th August 2018 however Gentoo had now stated that the use would finish by 20th March 2018.

Councillor Bell commented that Gentoo had been using properties for this purpose on estates across the city and that they only applied for planning permission after residents complained. He felt that Gentoo should be using portacabins for their site

facilities rather than using houses. The Chairman added that not only did the use inconvenience residents but it also removed property from the social housing stock.

Councillor Hodson questioned what would happen if Members refused to grant planning permission and the use continued. The representative of the Executive Director of Economy and Place advised that enforcement action could be taken if permission was refused and the use continued.

1. RESOLVED that the application be refused for the two reasons set out in the report.

17/02434/LP3 – Change of use from Police Station (sui-generis) to mixed commercial development comprising B1 (categories A, B and C), A1 (up to 500 square metres), A2, A3 (up to 1200 square metres), A4 (up to 1200 square metres), A5 (street food vendor), D1 (up to 1200 square metres) and D2 (up to 1200 square metres).

Northumbria Police (Divisional HQ) Gill House, Gill Bridge Avenue, Sunderland, SR1 3AW

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed. The report had stated that the application site was within the Bishopwearmouth Conservation Area however it was in fact just outside of the border of the conservation area.

2. RESOLVED that consent be granted under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to the 10 conditions set out therein.

17/02462/LP3 – Change of use from cemetery office (B1) to dwelling house (C3) South Lodge, Sunderland Cemetery, Ryhope Road, Sunderland

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

3. RESOLVED that the application be approved for the reasons set out in the report subject to the two conditions set out therein.

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

(Signed) S. PORTHOUSE,
Chairman.