

At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 20th SEPTEMBER, 2016 at 4.45 p.m.

Present:-

Councillor Porthouse in the Chair

Councillors Ball, Bell, D. Dixon, English, I. Galbraith, Hunt, Jackson, Kay, Mordey, Scaplehorn and S. Watson.

Declarations of Interest

16/01411/FU4 – Ryhope Colliery Welfare Ground, Ryhope Street South, Sunderland

Councillor Hunt declared that she had previously been involved as a local councillor in the preparation of a funding application for the original development of the ground several years ago. However, she had no involvement in this new development proposal, she had not participated in any discussions regarding the new proposal and had no involvement in any funding application for the new proposal. She stated that she would be considering the application for the new proposal with an open mind based on the information to be presented.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors M. Dixon, Hodson and P. Watson

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

The Executive Director of Commercial Development submitted a report and circulatory report (copies 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 reports – see original minutes).

**15/02375/FUL – Erection of 43no. two storey dwellings with associated works (amended description 05.07.2016)
Site of the Forge, Neville Road, Pallion, Sunderland**

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

1. RESOLVED that the application be approved for the reasons set out in the report subject to the 15 conditions set out therein.

16/01247/FU4 – “Veterans Walk” consisting of engraved granite plaques embedded within the paths of Mowbray Park adjacent to Memorial Wall Mowbray Park Information Point, Mowbray Gardens, Burdon Road, Sunderland, SR1 1PP

The representative of the Executive Director of Commercial Development 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 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report subject to the 3 conditions set out therein.

16/01255/VA4 – Variation of condition 2 of planning permission ref.

15/02103/FU4 (Conversion of former fire station to mixed-use development comprising dance/theatre studios, café, bar/restaurant and exhibition space, demolition of training tower, western section of building excluding façade and including single storey offshoot to west side and rear (former superintendent’s house) and first floor rear offshoot, erection of three-storey extension to west side/rear, extension and replacement of balustrade of rear balcony and provision of balustrade to front of main building, lift shaft, chimney stacks, pitched roofs, rooflights, vents, plant and lighting to roof and associated elevational/roof alterations); minor material amendment comprising increase in footprint of three storey extension to west side/rear, relocation and reduction in height of lift shaft, revised atrium rooflight and alteration to internal layout.

Former Fire Station, Dun Cow Street, Sunderland, SR1 3HE

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

3. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended), for the reasons set out in the report subject to the 19 conditions set out therein.

16/01318/VA4 – Variation of conditions 2 and 3 of planning permission ref:

15/01072/FU4 (Extra care housing development comprising 38 no. 1 bedroom apartments, 39no. 2 bedroom apartments, communal facilities including lounge, restaurant, shop, activity room, hair salon, laundry, offices and garden areas and associated car parking): Minor material amendment comprising reduction in number of apartments from 77no. to 75no. (38no. 1 bedroom and 37no. 2 bedroom), relocation of plant room, relocation of windows and doors and revision of approved brick to Carlton Wolds Autumn Land East of Silksworth Lane and North of Dene Street, New Silksworth, Sunderland

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

4. RESOLVED that consent be granted in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended), for the reasons set out in the report subject to the 12 conditions set out therein.

16/01353/FUL – Erection of ANPR (automatic number plat recognition) cameras, pay and display machines and associated cabinets (Retrospective) Eye Infirmary, Queen Alexandra Road, Sunderland, SR2 9HP

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

5. RESOLVED that the application be approved for the reasons set out in the report and circulatory report subject to the condition set out in the report.

16/01354/ADV – Retention of 12no. non illuminated pole mounted parking signs and 8no. non illuminated wall mounted signs (amended description to clarify application seeks to retain existing signage at the site) Eye Infirmary, Queen Alexandra Road, Sunderland, SR2 9NP

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

6. RESOLVED that advertising consent be granted for the reasons set out in the report and circulatory report subject to the 6 conditions set out in the report.

16/01411/FU4 – Relocation of spectator stands to south side of football pitch Ryhope Colliery Welfare Ground, Ryhope Street South, Sunderland

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

One of the key issues was the assessment of the level of the potential noise impact created by spectators and there had been discussions with Environmental Health around this. There was already hard standing in the location which could be used by spectators and the stands would contain the noise more than if spectators were stood on the hard standing.

The Chairman then introduced the local residents who wished to speak against the application.

Mr Tom Capeling advised that he had no objection to the football ground nor did he object to the original location of the stands where they were located away from the neighbouring houses. When the erection of the stands had originally been approved there had been discussions around spacing distances and in his view it had been agreed that 60m was the minimum separation required to ensure that there would

not be any impact on residents; it was surprising to see that there was now no minimum separation distance. He then referred to the suggestion that the proposal would provide facilities which were ancillary to the use of the ground and would help the club to meet the FA ground grading requirements; the stands were already on site and as such the ground already met the requirements and this application was not required to allow the club to continue operating. He also questioned the statement that the stand would only accommodate a maximum of 100 spectators and would only be used on an infrequent basis and was unlikely to give rise to significant noise issue for nearby dwellings. He was concerned by the reason given for moving the stand as why would the club want to move the stand if it would reduce the number of people using the stand and that people would still choose to stand where the current stands are so would still have the sun in their eyes while watching the match; there would also not be an obstruction for grass cutting should the stand remain in its current location.

The representative of the Executive Director of Commercial Development advised that there were recommended minimum separation distances in the case of residential development. In other cases it was for environmental health to assess whether the proposed separation distance was appropriate given the potential noise impact. This was an existing sports pitch and the use of the area for spectators had already been formalised by the use of the hard standing by spectators. The LPA had to consider the application as proposed. Environmental Health had looked at the proposals and taken into account the fallback position of the current situation. The stand would contain the spectators and the roof could help to contain the noise by acting as a sound barrier.

Councillor Ball queried why it was proposed to move stand from the side of the pitch to the end; she was advised that the proposal needed to be assessed as submitted. The Chairman added that from looking at the plan it seemed that it would make most sense to place the stands on the side nearest to the Recreation Park however it was for the Committee to determine the application as it was submitted. Mr Capeling added that the stands were currently on the side closest to the Recreation Park.

Local resident Ms Middlebrook then addressed the Committee; she stated that the concrete hardstanding had been installed at the same time as the original planning application for the stands; concerns had been raised at the time about them being too close to houses as they had originally intended to have the stands in this location. Very few spectators stood in the area where the stands were proposed to be placed. She also stated that noise was not only an issue on match days as on evenings young people would congregate in the football ground and would cause a disturbance.

The representative of the Executive Director of Commercial Development advised that it was not the role of the LPA to enforce antisocial behaviour in the evening could not be controlled by planning

Members then discussed the application and the Officer's recommendation to grant consent was then put to the vote and with:-

9 Members voting for;
2 Members voting against; and
1 Member abstaining it was:-

7. RESOLVED that consent be granted under Regulation 4 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report and circulatory report subject to the 3 conditions set out in the circulatory report.

Items for Information

8. RESOLVED that the following site visits be undertaken:-
- a. 16/01524/HYB – Land at Former Cherry Knowle Hospital, Burdon Lane/Stockton Road, Ryhope, Sunderland at the request of Councillor Ball
 - b. 16/01502/OU4 – Land South of Ryhope, Southern Radial Route, Sunderland at the request of Councillor Ball
 - c. 16/01050/FU4 – Land at Nookside, Sunderland at the request of the Chairman on behalf of the Ward Councillor, Councillor T. Wright
 - d. 15/02345/OUT – The Hunter's Lodge, Silksworth Lane, Sunderland, SR3 1AQ at the request of the Chairman.

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

(Signed) S. PORTHOUSE,
Chairman.