

CABINET MEETING – 21 SEPTEMBER 2016

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Draft Minster Quarter Masterplan Supplementary Planning Document (SPD)

Author(s):

Executive Director Of Commercial Development

Purpose of Report:

To seek Cabinet's approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

Description of Decision:

Cabinet is recommended to:

- a) Approve the attached Draft Minster Quarter Masterplan for the purposes of consultation.
- b) Approve the Draft Minster Quarter Masterplan as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

Is the decision consistent with the Budget/Policy Framework? ***Yes**

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

To facilitate the redevelopment of the Minster Quarter in accordance with a Masterplan that complies with the council's planning policies for the area and facilitates economic regeneration in the City Centre.

Alternative options to be considered and recommended to be rejected:

The alternative option is not to prepare a masterplan for the Minster Quarter. The consequences of this would be an uncoordinated approach to the redevelopment of this area, resulting in a poor urban structure, poor access and movement arrangements, haphazard distribution of amenities and open space and a lost opportunity to create a comprehensively planned, attractive, sustainable, high quality environment.

Impacts analysed:

Equality Y Privacy N/A Sustainability Y Crime and Disorder N/A

Is the Decision consistent with the Council's co-operative values? Yes

Is this a “Key Decision” as defined in the Constitution?	Yes
Is it included in the 28 day Notice of Decisions?	Yes

DRAFT MINSTER QUARTER MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

REPORT OF THE EXECUTIVE DIRECTOR OF COMMERCIAL DEVELOPMENT

1.0 Purpose of Report

- 1.1 The purpose of this report is to seek Cabinet's approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

2.0 Description of Decision

- 2.1 Cabinet is recommended to:

- a) Approve the attached Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) for the purposes of consultation.
- b) Approve the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

3.0 Background

- 3.1 The Minster Quarter lies to the north-west of the city centre. It is bounded by the inner ring road (St. Michael's Way) and Town Park to the west, and the Magistrate Court and police station to the north. The eastern limit is West Street, the former Crowtree Leisure Centre and the Bridges Shopping Centre, with the southern limit set at Chester Road. The majority of this Quarter falls within the Bishopwearmouth Conservation Area and houses a number of listed buildings of architectural and historic interest including the Minster & Sunderland Empire Theatre.
- 3.2 The planning policy context for the Masterplan is contained within the adopted UDP Alteration No. 2: Central Sunderland (2010). Alteration No.2 which it is commonly referred to as, sought to provide a clear strategy for Central Sunderland, to shape change positively and to realise the Council's aspirations for the City as a whole. The objective for Central Sunderland was/is to create an area that is the economic heart of the City of Sunderland, bringing regeneration to, and enhancing the quality of life of, existing communities. Central Sunderland is to be the focal point for new investment and employment, education, leisure and tourism development. There are a number of relevant policies within Alternation No.2 which include:.

- EC10A.1- The City Council will support the regeneration of Central Sunderland. Within the area the City Council will seek to maximise investment in employment, housing, leisure, tourism and education.
- SA55B.2 The City Council will support the diversification of food and drink and cultural opportunities within the City Centre west area. Proposals for conversion, redevelopment and infill to provide the following uses:
 - A1 Shops
 - A3 Restaurants and Cafes
 - B1 Business
 - A2 Financial and Professional Services
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure.
- SA74A The City Council will support the diversification of licensed premises within the City Centre in order to create an evening economy for all groups.

3.3 The Sunderland Central Area Urban Design Strategy (2008) sets out a vision for the type of place Sunderland wants to be, drawing together different development proposals and design guidance. The strategy sets out a bold vision for Sunderland and considers the Minster Quarter. The central area is considered an economic driver of investment and regeneration, a place that is valued by the whole community where people want to live, study, work and visit. Architectural and urban design excellence underpins the vision with an environment which has a distinctive character that draws on its rich heritage with great streets, beautiful squares and parks provide the setting for a lively and dynamic mix of uses which are safe and accessible to all.

4.0 Current Position

- 4.1 In order to give the Minster Quarter Masterplan the appropriate weight as a material consideration when determining planning applications within the study boundary, it is requested that the Masterplan SPD is approved as interim planning guidance, pending its finalisation. In accordance with statutory requirements a formal six-week consultation process with statutory consultees, stakeholders, and local residents will be undertaken. If Cabinet adopts the Masterplan as a SPD following consultation the adopted Masterplan would be afforded weight as a material consideration when determining future planning applications and it therefore would be used by developers as a basis for preparing detailed proposals.
- 4.2 An adopted Masterplan for the Minster Quarter will strengthen the council's ability to ensure that individual developments do not take place in isolation and will facilitate a co-ordinated approach to development in the area. The draft Masterplan is in accordance with national, regional and local planning policies. The draft Masterplan proposes to create mixed-use developments of national reputation based on the principles of good urban design. The key objectives for the Masterplan include:

- Enhancing the range of leisure, shopping and cultural facilities whilst retaining a compact retail core
- Creating a pleasant, attractive and safe central area through high quality architecture and public realm
- Stimulating vitality through quality facilities and environments which are easily accessible and integrated with the central area
- Enhancing opportunities for high quality, central area living.

5.0 Reasons for Decision

- 5.1 To facilitate the redevelopment of the Minster Quarter in accordance with a Masterplan that complies with the council's planning policies for the area and enable economic regeneration in the City Centre.

6.0 Alternative Options

- 6.1 The alternative option is not to prepare a masterplan for the Minster Quarter. The consequences of this would be an uncoordinated approach to the redevelopment of this area, resulting in a poor urban structure, poor access and movement arrangements, haphazard distribution of amenities and open space and a lost opportunity to create a comprehensively planned, attractive, sustainable, high quality environment that supports investment.

7.0 Impact Analysis

a) Equalities

An Equality Analysis has been undertaken which concluded that no major change was required to the Minster Quarter Masterplan.

b) Sustainability

A Sustainability Appraisal (SA) was undertaken for UDP Alteration No.2, referred to above, and therefore as the UDP is the 'parent document' an additional SA is not required specifically for the Masterplan.

8.0 Relevant Considerations

- 8.1 The Draft Minster Quarter Masterplan has been prepared following consultations with the main stakeholders, which include land owners and businesses operating within the site boundary. These stakeholders will also be given the opportunity to provide further input into the Masterplan as part of the proposed consultation process.

a) Financial Implications - With the exception of the costs associated with the consultation process, the Masterplan will not involve any direct costs to the Council. The consultation costs can be met from existing revenue budgets.

b) Legal Implications – The procedure outlined in the report to progress the SPD towards adoption is in accordance with the provisions contained within the Town and Country Planning (local Planning) (England) Regulations 2012.

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c) Policy Implications -. The Draft SPD supports the emerging Core Strategy and are in line with the objectives of the Sunderland Strategy and Economic Masterplan.

9.0 Background Papers

- A copy of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) is also available in the Members' room.