

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 2ND
SEPTEMBER, 2008 AT 3.30 P.M.**

Present

Councillor D. Wilson in the Chair
Councillors Bell, Blackburn, Fletcher, D. Forbes, T. Martin, D. Smith,
J.W. Walton and L. Walton

Declarations of Interest

**08/02559/FUL - Land South of Faber Road, Southwick Phase 5.
08/02916/FUL - Shakespeare Street Southwick Sunderland
08/02918/SUB - Land South Of Faber Road Southwick Phase 2
Sunderland**

The Chairman declared a personal and prejudicial interest in all 3 items as a representative of Gentoo Sunderland Limited and withdrew from the meeting prior to consideration of the applications. Councillor Bell took the Chair for the remainder of the meeting.

08/01567/OUT – Sunderland ARC (Items for Information)

Councillor Bell declared a personal and prejudicial interest in the item as a season ticket holder of Sunderland AFC and agreed to withdraw from the meeting if any questions were raised in respect of the item.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Howe.

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

The Director of Development and Regeneration submitted a report together with a supplementary report and report for circulation (copies 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)

**08/02559/FUL – Land South of Faber Road, Southwick Phase 5
Sunderland**

1. RESOLVED that Members were minded to delegate the application to the Director of Development and Regeneration to either.
 - (i) Grant permission subject to the conditions set out below and subject to completion of a Section 106 agreement by 30th September, 2008 or such other date as is agreed by the Director of Development and Regeneration.
1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
2. The developer shall display an up to date copy of the approved plan in a position outside of the sales office for the duration of the development in accordance with details of an appropriate display board to be agreed with the local planning authority, in order to ensure that interested parties are aware of all detailed proposals for the development.
3. The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.
4. The redundant kerbed accesses and driveway accesses located on Beaumont Street shall be removed and the footpath reinstated to the written satisfaction of the Local Planning Authority. The required removal and reinstatement works shall be carried out in complete accordance with a timetable to be agreed in writing with the Local Planning Authority prior to development commencing on site, in the interest of highway safety and to achieve a satisfactory form of development on site and to comply with the requirements of Policies T22 and B2 of the adopted UDP.
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of treatment of hard surfaces and the agreed scheme shall be so implemented in the interests of visual amenity and to comply with policy B2 of the UDP.
6. No development shall take place until a scheme of working has been submitted to the satisfaction of the Local Planning Authority; such scheme to include siting and organisation of the construction

compound and site cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the UDP.

7. Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.

or

- (ii) Refuse permission should the legal agreement not be completed by 30th September, 2008 or such other date as is agreed by the Director of Development and Regeneration on grounds related to the lack of provision for Children's play.

08/0216/FUL – Shakespeare Street, Southwick, Sunderland

2. RESOLVED that the application be approved subject to the three conditions set out in the supplementary report.

08/02918/SUB – Land South of Faber Road, Southwick Phase 2 Sunderland

3. RESOLVED that Members were minded to delegate the application to the Director of Development and Regeneration to either.

- (i) Grant permission subject to the conditions set out below and subject to the completion of a Section 106 agreement by 21st October, 2008 or such other date as is agreed by the Director of Development and Regeneration;

1. The development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details in the interest of achieving a satisfactory form of development on site

and to comply with the requirements of Policies B2 and EN12 of the adopted UDP.

2. Before the development hereby approved is commenced precise details of the footpath layout to the north west of the junction of Faber Road and Carley Hill Road and the adjacent boundary fencing shall be submitted to and approved in writing by the Local Planning Authority in order to achieve a satisfactory form of development on site and in the interest of highway safety and to comply with the requirements of policies B2, T8 and T14 of the adopted UDP.
3. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time.
4. Prior to occupation of the first dwelling on site and prior to their installation precise details of all collapsible barriers and cycle barriers to be installed on the site, and their precise positioning, shall be submitted in writing to the Local Planning Authority and agreed in writing. The agreed scheme shall then be fully implemented to a timetable to be agreed in writing with the Local Planning Authority and retained as such thereafter. In the interest of highway safety and to comply with the requirements of Policy T14 of the adopted Unitary Development Plan.
5. Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved UDP.
6. The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of treatment of hard surfaces in the interests of visual amenity and to comply with policy B2 of the UDP.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the UDP.

or

- (ii) Refuse permission should the legal agreement not be completed by 21st October, 2008 or such other date as is agreed by the Director of Development and Regeneration on grounds related to the lack of provision of children's play facilities.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st July, 2008 to 31st July, 2008.

(For copy report – see original minutes).

4. RESOLVED that the contents of the report be received and noted.

(Signed) D. WILSON
Chairman.

R. BELL,
Chairman