

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 25th APRIL, 2017 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors Bell, Dixon, M., Jackson, Lauchlan, Mordey, Taylor, Walker, G. and Walker, P.

Declarations of Interest

16/02308/VAR – Land North of Station Road, Barmston Road, Washington

Councillor Taylor made an open declaration in the above application as a resident of the Teal Farm Estate and advised that he could consider the application with an open mind and with no pre-determination of the matter.

16/01973/VAR – Smither Oasis UK Ltd, Crowther Road, Crowther, Washington

Councillor Scaplehorn made an open declaration in the above application as he had previously received correspondence from the applicant in relation to the proposals of the application and advised that he could consider the application with an open mind and without predetermination of the matter.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Cummings, Middleton and Porthouse

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

The Executive Director of Economy and Place submitted a report (copies circulated), which related to Hetton, Houghton and Washington areas, copies of which had also 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)

At this juncture the Chairman proposed a change in the order of business to allow Officers to be able to present their reports and accordingly the applications would now be submitted to the Committee in the following order:-

- 17/00045/VAR – ADC Electrical Company Limited;
- 16/02308/VAR – Land North of Station Road;
- 16/01644/FUL – Faurecia, Staithes Road;
- 16/01973/VAR – Smithers Oasis, Crowther Road;
- 17/00597/CAA – Land at White Rose, Follingsby Park; and
- 16/01341/HE4 – Land North of Nissan

17/00045/VAR – Removal of condition 3 of planning permission ref. 79/0142 (Erection of building for use as workshop, offices and storage and sale of leisure associated accessories. Use of land for the display, storage and sale of caravans and camping equipment with associated car parking facilities). To allow use as B8 storage at ADC Electrical Company Limited, Brindley Road, Hertburn, Washington, NE37 2SF

The Planning Officer presented the application advising of the implications of the premises being used for a use other than caravans and associated activities; the impact of the western yard as a storage area; and the impact upon the local highway network.

Councillor Lauchlan asked if the Officers were happy and assured that there would be no flammable liquids stored on site as it was within close proximity to houses and the Officer advised that if they wished to store hazardous materials then they would require environmental permits to cover this as it was not an issue covered by the planning conditions. The Planning Officer advised that he was only aware that the site was to be used to store small, mini diggers, small plant machinery and other items of that nature.

When asked about the hours of operating, the Committee were advised that it was anticipated that machinery would be picked up for hire anytime from 7:00am / 8:00am and then returned in the early evening, not after 7:00pm. When asked if further restrictions could be put onto the application through a condition to guarantee hours of operation as it was in close vicinity to houses, the Planning Officer advised that they were only being asked to consider the removal of a condition on the original planning permission and that it would not be appropriate to place a more onerous condition onto the planning permission.

Members having fully considered the report, it was:-

1. RESOLVED that the application be approved for the removal of condition no. 3 of planning permission ref SD142/79 for the reasons as set out in the report and subject to the condition detailed therein.

16/02308/VAR – Variation of condition 2 of planning permission ref. 15/00259/FUL (substitution of house types within approved residential development at Teal Park Farm Phase 4 [Area D] (ref. 12/00333/FUL)) comprising substitution of house type of Plots 244, 246, 248, 249, 251, 252, 286-295, 299, 306, 308, 309, 317-328 and 332 at land North of Station Road, Barmston Road, Washington

The Planning Officer presented the report advising that the application was as set out in the report and consent was sought out to make a minor material amendment.

The Committee were informed that for the reasons as set out in the report it was considered that the proposed amendments were in keeping with the character and appearance of the development, and it was:-

2. RESOLVED that the application be approved for the reasons as set out in the report and subject to the nineteen conditions detailed therein.

16/01644/FUL – Erection of a modular industrial building to rear of existing factory, to be connected via 2 enclosed links to provide additional storage space for raw components and manufacture parts, serving the main factory at Faurecia, Staithes Road, Washington, NE38 8NW

Councillor Taylor advised that he was aware that there had been complaints from local residents around vehicle noise accessing the site, although from his personal experience he did not feel it was from this facility.

When asked, the Highways Officer advised that they had initially asked the applicant if the development would give rise to any additional vehicular journeys to or from the site and the applicant's agent had advised that were not any additional journeys anticipated as a result of the development given that the new building would simply provide storage facilities.

Members having fully considered the report, it was:-

3. RESOLVED that the application be approved for the reasons as set out in the report and subject to the eleven conditions as detailed therein.

16/01973/VAR – Variation of condition 7 (hours of operation) and condition 8 (delivery/loading/unloading) attached to planning application 09/2803/VAR (Variation of condition 5 of planning permission 07/01286/FUL to allow operating of warehousing and logistics Monday to Friday to operated 0600 – 2200 with vehicle loading restricted to 0745 – 2000 Monday to Friday with no change required for Saturday, Sunday and Bank Holidays as per the original planning permission (Amended Description)) to allow 24 hour loading/operation Monday to Sunday at Smithers Oasis UK Ltd, Crowther Road, Crowther, Washington, NE38 0AQ

The Planning Officer presented the report advising the Committee of the impact upon existing levels of residential amenity; the impact on the local highway network and the previous Planning Inspectorate decision.

Members having fully considered the report, it was:-

4. RESOLVED that the application be refused for the reason as set out in the report.

17/00597/CAA – Hazardous substance consent: Storage of 18,000 tonnes of flammable liquid (P5c) and 1,500 tonnes of flammable aerosols (P3a) at land at White Rose, Follingsby Park, Follingsby Lane, Felling

Members were taken through the report and advised that it was unlikely, for the reasons as set out in the report, that the proposal would prejudice the interests of Sunderland City Council, and therefore it was advised that Gateshead Council be informed that the Council did not have any comments or observation to make with regards to the proposal; and it was:-

5. RESOLVED that the Committee agreed the above comments, which are to then be sent to Gateshead Council in relation to application DC/17/00227/HAZ.

16/01341/HE4 – Hybrid planning application comprising: Full planning permission for the erection of 2no manufacturing warehouse (Unit A 27,870sqm and Unit B 46,451sqm_ (use class B2), associated car parking, SuDs, detail access from A1290, internal road structure and footpaths, turning circles, utilities provision and associated landscaping. Outline planning permission for the erection of 1no manufacturing warehouse (Unit C 28,863sqm) (use class B2 and/or B8) and 8,805sqm of commercial development comprising of a Hotel (use class C1), retail (use class A1) and car showroom (use class Sui Generis), including details of access, infrastructure, car parking, SuDs provision and associated landscaping at land north of Nissan, agricultural land west of the A19, east of A1290 and north of Washington Road, Sunderland, SR5 3HX, SR5 3HU

The Committee were provided with the WSP response to updated highway consultation response to the planning application which had been provided by the applicant and the Committee were given time to read through and consider the information prior to the Planning Officer presenting the main report.

The Planning Officer advised that this application was located within the Council designated National Significant Infrastructure Project (NSIP) area and draft Area Action Plan (AAP) / Development Consent Area (DCO) and as such the authority were required to notify the nation planning casework unit who had confirmed that the local planning authority should determine the planning application.

The Planning Officer presented the detailed report advising Members of the representation responses that had been received to the application and highlighting the several key areas which needed to be considered as part of the determination of the hybrid application.

The Chairman welcomed Mr. Sean Hedley, Director, Hedley Planning Services Ltd who was in attendance to speak on behalf of the applicant and in support of the application.

Mr. Hedley thanked Members for the opportunity to speak in support of the application and raised the following points in relation to the application.

He advised the Committee that the scheme was live and required a decision making upon its own merit and that it would be a development that would see the land brought into use without cost to the 'public purse'. He explained to Members that the project had funding in place to bring the development as soon as it was granted planning permission and that the development would look to deliver a good deal to the local area which the IAMP could not.

He explained to Members that the proposed development would see that it could be delivered without public money, providing at least 1,300 jobs in total and creating 260 years worth of construction related employment and that it would provide a level of certainty to the development of the site and take away any concerns over future development on that site. In addition it would generate on-going GVA of just over £65 million within the NELEP area of which nearly £24 million would be generated within Sunderland.

In closing Mr Hedley commented that the planning application presented to Members needed action today and provided a viable development and delivery of jobs and economic benefits for the city and that the only decision that could be made was to approve.

Members having no further questions, and having fully considered the report, it was:-

6. RESOLVED that the application be refused under the Town and Country General Regulation 1992, for the three reasons as set out in the report.

Items for Information

7. RESOLVED that the items for information contained within the matrix be received and noted.

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

(Signed) B. SCAPLEHORN,
Chairman.