

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CITY HALL COUNCIL CHAMBER on MONDAY 9 JANUARY 2023 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Doyle, Foster, Herron, G. Miller, Mullen, Nicholson, Scott and Warne.

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

There were no apologies for absence submitted.

Minutes of the last ordinary meeting of the Planning and Highways Committee held on 28th November 2022

1. RESOLVED that the minutes of the last ordinary meeting of the Planning and Highways Committee held on 28th November 2022 be confirmed and signed as a correct record.

Planning Application 22/01673/HY3 – Hybrid planning application compromising of: Full planning permission for change of use of Former Elmore Golf Course to a Heritage and Eco Park with associated infrastructure- including car parking, play areas, woodland planting, grazing areas and wetland creation. Outline planning permission for a community farm, camping/education facilities and miniature railway. Elmore Golf Club, Elmore Golf Course, Lorne Street, Easington Lane Houghton-le-Spring

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

Councillor Doyle referred to the concerns raised by the Northumbria Police Architectural Liaison Officer with regards to use of the site of Quad bikes and enquired if these concerns had been resolved. The Planning Officer advised that the Liaison Officer was still in discussions with the Working Group to try and completely eliminate the potential problem.

Councillor Doyle referred to page 24 of the report and specifically the Electric vehicle charging points which had not been made clear on the supplied plans and queried if these had been clarified as yet. The Highways Officer informed that full details were yet to be established and they hadn't determined numbers yet but this was covered and set out in Condition 22 of the Recommendation.

There being no further questions, the Chairman invited the Committee to comment on and debate the application

Councillor Scott commented that this was an excellent application that had come forward with consultation with residents and Let's Talk. It would bring an excellent space and opportunity for education also therefore he was excited to support the proposal.

The Chairman agreed and commented that this would be a great asset to Hetton and for Sunderland as a whole.

There being no further comments, it was:-

2. RESOLVED application be granted consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the conditions detailed in the report.

Planning Application 22/01798/LP3 - Erection of a timber store for commercial refuse containers. Bridge House, Bridge Street, Sunderland

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions, the Chairman invited the Committee to comment on and debate the application and it was:-

3. RESOLVED that Members be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulation 1992 (as amended), subject to the conditions detailed in the report.

Planning Application 22/01958/FU4 – Demolition of existing school buildings and development of a replacement school building and indoor swimming pool block, along with car parking, hard and soft landscaping, playing pitches and access arrangements. Farrington Community Academy, Allendale Road, Sunderland, SR3 3EL

The Executive Director of City Development submitted a report and circulatory report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

The Chairman thanked the Officer for their report and informed the Committee that the agent, Mr Robert Dibden was in attendance to answer any specific queries and so invited questions of clarification from Members.

Councillor Doyle commented on the impact such developments could have on pupils and enquired if there was a rough timescale as to the development of the scheme. Mr Dibden advised that it was difficult to give a specific timeframe as it depended on the school term times but the development was expected to last around 18 months and they would ideally open after the summer holidays of 2024 should permission be granted.

Councillor Doyle referred to the capacity of the school which was stated to cater for 1050 pupils and enquired how this compared to the existing facility and if it was an increase in capacity. Mr Dibden informed that the classroom provision was equal to what was currently there but he understood that the school was currently undersubscribed at present. The Planning Officer informed that there was also the potential area within the plans for expansion should that be required in the future.

Councillor Doyle commented that it was good to see we were replacing obsolete buildings with fit for purpose buildings.

Councillor G. Miller commented that it was great to see we were investing in our Children's future with this application.

There being no further questions or comments, the Chairman put the Officer recommendation contained within the Circulatory report to the Committee and it was:-

4. RESOLVED that Members be Minded to Grant Consent for the development 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 recommended conditions and the appropriate revision to the wording of Condition 22.

Planning Application 22/02157/VA3 Variation of condition 2 (approved plans) and 15 (glazing) attached to planning permission 21/02835/LP3 - proposed amendments include reducing footprint of building by providing a stepped back design onto Keel Square (including outdoor cafe), lighting installation to northern elevation and new windows to western and southern elevations. Land South of High Street West, High Street West, Sunderland, SR1 3

The Executive Director of City Development submitted a report and circulatory report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issue to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

The Chairman having put the Officer recommendation to the Committee, it was:-

5. RESOLVED that Members be minded to Grant consent under Regulation 3 of the Town and Country Planning General Regulations 1992 (as amended); subject to:
- i) The satisfactory resolution of the outstanding points from the Council's ecology consultant (including any additional/amended conditions).
 - ii) The draft conditions contained within the report.

Planning Application 22/02219/LP3 Proposed development at Roker Park including earthworks to facilitate the creation of a new amphitheatre and viewing platform, construction of single storey

building for a café (including detached bin store), felling / pruning of trees and associated landscaping (including paving, benches / seating and replacement railings). Roker Park, Roker Park Road Roker Sunderland

The Executive Director of City Development submitted a report and circulatory report (copies circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report, advising the Committee of the key issues to consider in determining the application.

The Chairman thanked the Officer for his report and invited questions of clarification from Members.

Councillor Doyle commented that this scheme would be an improvement to the leisure amenity and bring improved sight lines therefore he felt it was an excellent proposal and he wholeheartedly supported the recommendation.

Councillor Mullen was invited to read out a written statement in support of the application, which had been submitted by Councillor McKeith, who had been unable to attend the meeting. The written statement stated:-

“I felt it appropriate to make some brief remarks on this application of which I am in full support of.

Roker Park over recent years has suffered at the hand of anti-social behaviour, rat infestations and lack of investment.

After years of calling for this, I am pleased to see that plans for a cafe development are coming to fruition.

Residents of St Peter's ward have the pleasure of having this park gifted by Sir Hedworth Williamson on their doorstep, yet there has always been something missing.

Should the application be passed, it will transform the park and only add to our phenomenal seafront offering for residents and visitors. With economic growth with the creation of local jobs and regeneration of the park. This will also allow more sight lines with the new amphitheatre and landscaping, therefore hopefully reducing anti-social behaviour.

Thank you chair and I would ask all members to support the application.”

The Chairman commented that everyone welcomed applications such as this that would benefit all residents across the City.

There being no further questions or comments, the Chairman put the Officer recommendation to the Committee and it was:-

6. RESOLVED that Members be minded to Grant Consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended); subject to the draft conditions contained within the report.

Planning Application 22/02436/LP3 - Change of use of shared accommodation to 2no.residential dwellings. 24 Rennie Road, Sunderland, SR5 5EJ

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions, the Chairman invited the Committee to comment on and debate the application and it was:-

7. RESOLVED that Members Grant Consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the conditions contained within the report.

Planning Application 22/02473/LP3 - Replace and enlarge 3 no. existing windows to rear (west elevation). Houghton Branch Library And Learning Centre 74 Newbottle Street, Houghton-le-Spring DH4 4GB

The Executive Director of City Development submitted a report (copy circulated) in respect of the above matter.

(for copy report – see original minutes)

The representative of the Executive Director of City Development presented the report advising the Committee of key issues to consider in determining the application.

The Chairman thanked the Officer for their report and invited questions of clarification from Members.

There being no questions, the Chairman invited the Committee to comment on and debate the application and it was:-

8. RESOLVED that Members Grant Consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the conditions contained within the report:

Items for information

Members gave consideration to the items for information contained within the matrix.

In regards to a previous request on Application No. 20/01442/VA3 (Bay Shelter Whitburn) Councillor Doyle advised that he was still to receive an update from Officers in relation to the public seating query that he had raised.

The Chairman requested that all Members be included in the response from Officers when this was available.

9. RESOLVED that the items for information as set out in the matrix be received and noted.

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

(Signed) M. THORNTON
(Chairman)