

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the MAYORS PARLOUR, CITY HALL on MONDAY 21st OCTOBER 2024 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Dixon, Foster, Haswell, Herron, Laverick, Scott, D.E Snowdon, D. Trueman and A. Wood.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

There were no apologies for absence.

Minutes of the last Ordinary meeting of the Planning and Highways Committee held on 30th September, 2024.

1. RESOLVED that the minutes of the last ordinary meeting of the Committee held on 30th September, 2024 be confirmed and signed as correct record.

Planning Application 23/02306/LP3 - Erection of 1.5m high timber fence to front of property(amended plan received 27/09/2024 to show reduction in fence height from 2m) - 9 Claremont Terrace, Ashbrooke, Sunderland, SR2 7LB

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 Chairperson thanked the Officer for their presentation and opened up the meeting for questions from Members.

Councillor Dixon commented that as this was within his Ward he fully understood the need for this application and supported the scheme.

There being no further questions or comments, the Chairperson put the officer's recommendation to the Committee and it was:-

2. RESOLVED that Members GRANT CONSENT under Regulation 3 of the Town and Country Planning (General Regulations) 1992, subject to draft conditions contained within the report

Planning Application 24/00480/FUL – Change of use of shop at ground floor to 2no. bedsits and external works to replace shopfront with new rendered exterior, access door and windows (amended plan received 21.08.24). Chester News129 Chester Road SunderlandSR4 7HG

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 Chairperson thanked the Officer for their presentation and opened up the meeting for questions from Members.

Councillor Dixon queried if the lack of a bay window on the proposal worried Officers as all surrounding residential properties had them and this would be the first of its type. The Planning Officer advised that this had been considered but as there were more properties further along the street as well as so many shop fronts, the original character had already been eroded therefore the frontage proposed was deemed to be acceptable and there was no reason to object to this.

The Planning Officer advised that they had considered the neighbouring business also retaining a bay window but looking at the wider street scene changes that had been made Officers felt they could not insist upon the retention of a bay window.

The Chairperson introduced Councillor Haque, who had registered to speak in objection to the proposal. Councillor Haque was advised that he would have five minutes to address the Committee.

Councillor Haque commented that he was concerned with the application due to the location on Chester Road which was particularly inundated with parking issues. The Police had originally raised concerns and could not recommend approval before the changes that have been made.

Councillor Haque also commented that he could not understand how the changing of use from off licence to a HMO would not exacerbate the problems of parking.

The Chairperson then invited Members to ask questions of clarification in respect of any points raised by Councillor Haque

Councillor Dixon requested the advice of the Highways Officers in relation to the parking queries raised and if the property would come within the parking management scheme in the area. The Highways Officer advised that they were happy with the proposal as contained within the report and that residents would be able to apply for permits as the property was within the parking management scheme in place.

There being no further questions or comments, it was:-

3. RESOLVED that Members support a 'dual-recommendation' on the application, this being that Members be;

1. Minded to APPROVE the development, subject to the draft conditions set out within the report and subject to the signing of a legal agreement to secure the coastal mitigation contribution.

Or

2. If the legal agreement to secure the coastal mitigation contribution has not been completed by 21st January 2025; then REFUSE planning permission for the reason below:

The proposed development will generate increased recreational pressures on nearby European- designated ecology sites (Northumbria Coast SPA/Ramsar site and Durham Coast SAC). The appropriate coastal mitigation contribution has not been provided and there does not exist a mechanism to require the relevant obligation to be met.

In the absence of a financial contribution towards the Council's strategic mitigation programme, the development will result in an adverse effect on the integrity of the European-designated sites, in conflict with the requirements of adopted Core Strategy and Development Plan policy NE2 and the NPPF.

Planning Application 24/01652/TP3 – Sycamore Tree - Remove. Holy Trinity Church, The Avenue, Washington Village, Washington, NE38 7LE

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 Chairperson thanked the Officer for their report and invited questions of the Officer from Members.

Councillor Wood queried if a replacement tree could be planted elsewhere on the site. The Planning Officer informed that upon the advice of the arboriculturist, it would be more beneficial for the tree to be removed and the space kept clear so that the neighbouring trees would be able to thrive.

Councillor D. E. Snowdon commented that this was within her ward and she knew the area well, along with the group that maintains the Church. The Group were in agreement that this needed to happen and therefore she supported this application.

There being no further questions or comments the Chairperson put the officer's recommendation to the Committee and it was:-

4. RESOLVED that Members GRANT CONSENT, subject to conditions contained within the report.

Planning Application 24/01675/LP3 – Proposed installation of solar PV array to building with capacity of approximately 189.64 kW. Hetton Community Pool and Wellness Centre, Welfare Road, Hetton-le-Hole, Houghton-le-Spring, DH5 9LZ

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 Chairperson thanked the Officer for their report and invited any questions of the Officer from Members.

Councillor Scott commented that it was great to see the Council investing in Solar PV and taking action to meet our low carbon action plan therefore he was delighted to see this application come forward.

Councillor Wood queried what the environmental savings would be from this proposal and if further details could be provided in the future so that the

positive news could be advertised more/passed onto residents. The Planning Officer advised that they would source the figures and circulate these outside of the meeting.

There being no further questions or comments it was:-

5. RESOLVED that Members 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 24/01679/LB3 – Inscription of name on War Memorial. War Memorial, Spout Lane, Washington

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.

Councillor Scott commented that he was delighted with the Council's approach to correcting this error as it was important to honour our service members therefore, he gave his support to this application.

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

6. RESOLVED that Members Grant Consent subject to the Conditions listed within the report

Planning Application 24/01933/LP3 – Proposed installation of solar PV array to building with capacity of approximately 221 kW(p). Sunderland City Council Independent Living Centre, Carrmere Road, Leechmere Industrial Estate, Sunderland, SR2 9TS

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

(for copy reports – 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.

Councillor Wood requested that the further details of environmental savings from this proposal also be provided as suggested on the previous application determined earlier.

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

7. RESOLVED that Members be MINDED TO GRANT CONSENT for the proposed development under Regulation 3 of the Town and Country Planning (General Regulations), subject to there being no objections to the development from the Council's Environmental Health team, the expiry of public consultation and the draft conditions contained within the report

Items for information

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

The Chairman informed that the November meeting was likely to consider Planning Application 24/01735/FUL - 11 Moine Gardens Sunderland SR6 9LE and suggested that a site visit be arranged in anticipation of this. It was agreed that a site visit be arranged.

Councillor D.E. Snowdon requested that a site visit also be arranged for Planning Application 24/01481/FUL – Travellers Rest, Mill Pit, Houghton Le Spring, DH4 4JT

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

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

(Signed) M. THORNTON
(Chairperson)