

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY 28th September, 2010 at 5.00 p.m.

Present: -

Councillor P. Watson in the Chair

Councillors Ball, Charlton, Copeland, Ellis, Fletcher, M. Forbes, E. Gibson, Howe, Miller, O'Connor, Old, Padgett, Scaplehorn, J. Scott, Snowdon, Tate, Wood and A. Wright.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Francis, G. Hall, Miller and Tye.

In the absence of both the Chair and Vice Chair, Councillor P. Watson was appointed by the Committee to act as Chair for the Meeting.

Minutes of the Last Ordinary Minutes of the Committee held on 20th July, 2010 and of the Extraordinary Meeting held on 3rd August, 2010

1. RESOLVED that the minutes of the meeting of this Committee held on 20th July, 2010 and of the Extraordinary Meeting held on 3rd August, 2010 be confirmed and signed as a correct record subject to the deletion of Councillor Wood as being present.

Report of the meeting of the Development Control (North Sunderland) Sub Committee held on 31st August, 2010

The report of the (copy circulated) was submitted.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

**Report of the meetings of the Development Control (South Sunderland)
Sub Committee held on 27th July, 2010 and 17th August, 2010**

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 27th July, 2010 and 17th August, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

**Report of the meetings of the Development Control (Hetton, Houghton,
Washington) Sub Committee held on 17th August, 2010 and 7th
September, 2010**

The report of the meetings of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 17th August, 2010 and 7th September, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

**Report for Information : Planning Application for Sunderland Retail Park
– Mountview Securities – Ref No. 08/03336/OUT**

The Deputy Chief Executive submitted a report (copy circulated) for Members information on the current position in respect of the outline planning application submitted on behalf of Mountview Securities for Sunderland Retail Park, Newcastle Road, Sunderland.

(For copy report – see original minutes).

Mr Keith Lowes, Head of Planning presented the report and informed the Committee that the report had been submitted for Members information. Members had at this stage the opportunity to ask questions of fact in respect of the application. Mr. Lowes advised that the Committee should not express any views on the application or a preference for or against the proposal at this stage in the absence of a detailed report otherwise they may disqualify themselves from voting on the application when it was considered for decision.

Mr Lowes advised Members that if they considered it appropriate, they could undertake a site visit on Friday 1st October in the afternoon.

Mr Mattok took Members through the application proposals which are for:-

1).The demolition of the majority of the buildings on the Sunderland Retail Park, apart from the McDonalds restaurant, the Farmfoods/Blockbuster unit and the most northerly of the existing five units in the south-east corner of the site.

2).Construction of a superstore of 16,140 sq m. gross external area, 8,378 sq m. net retail area. This would be a large two storey building 13.5 metres high, located on the northern part of the site. The retail area would be at first floor level, accessed by travelators, with undercroft car parking and adjoining surface level car parking. It would front Newcastle Road with servicing to the rear accessed from Portobello Lane near its junction with Fulwell Road. Additional restricted emergency/service access is also proposed from the northern end of Portobello Road currently affected by an Extinguishment of Vehicular Rights order.

3).The retention and recladding of the Farmfoods/Blockbuster unit (593 sq m. gross external area, 474 sq m. net).

4). The retention and recladding of the most northerly of the five units in the south east corner of the park, referred to at 1) above (1,168 sq m. gross external area 934 sq m. net).

5). The construction of 4 smaller retail units (2,661 sq m. gross external area, 2,129 sq m. net retail area). These would be single storey units located in the south-east corner of the retail park, on the site of units to be demolished and attached to the unit referred to at 4) above. These would be serviced from Fulwell Road.

6). The McDonalds restaurant was to be retained on its existing site.

7). 900 parking spaces, including 45 disabled and 28 parent and child bays are proposed to serve the entire development. These would be located at ground floor level throughout the site, including beneath the superstore.

The landowner, Mountview Securities, have indicated that their preferred operator for the superstore is Tesco Stores Ltd and that the smaller units are likely initially to be occupied by some of the existing occupants of the retail park.

Councillor Wood requested more information in relation to the highways issues and also enquired whether access from the Stadium of Light metro station would be improved as it was not good currently.

In response to the second query, Mr Mattok advised that at the moment the proposal was to include a new ramp from the northern platform to the application site.

Mr Mattok advised that the main access to the site was to be taken from Newcastle Road with other pedestrian and vehicular accesses from Portobello Lane (near its junction with Fulwell Road), Roker Avenue and Shore Street.

The applicant intended to fund and implement a slightly enhanced version of the City Council designed major highway improvement scheme for the adjoining Wheatsheaf gyratory. Bus stops, bus shelters and bus laybys adjacent to the site at Newcastle Rd and Roker Avenue would be created. There were also proposals for a signal controlled pedestrian crossing at Roker Avenue or full traffic lights incorporating pedestrian phases in the vicinity of Shore Street/George Street North.

In response to a question from the Chairman, Mr Mattok confirmed that an additional crossing would not affect the flow of traffic.

5. RESOLVED that

- i) the Committee accept the report for information with a view to bringing a report to determine the application to a special meeting of the Committee currently programmed to be 5th October.
- ii) Members undertake a site visit on 1st October.

Economic Viability of Affordable Housing Requirements

Report of the Deputy Chief Executive and the Director of Health, Housing and Adult Services submitted a report (copy circulated) to inform the Committee of the findings of a report which considers the economic viability of securing affordable housing in the city.

(For copy report – see original minutes).

Mr Neil Cole, Planning Policy Officer and Mr Martin Bewick, Strategy Co-ordinator, Housing Service, were in attendance to present the report which would form part of the evidence base of the emerging Local Development Framework (LDF) Core Strategy.

In response to a question from the Chairman, Mr. Cole advised that affordable housing and social housing were effectively the same.

The Chairman referred to the Economic Viability Report which suggested that an initial target of 10% provision of affordable housing should be sought on all housing sites and applied city-wide whereby national planning guidance-Housing, recommends a minimum site size of 15 dwellings as a site threshold and stated that this could still lead to a considerable amount of housing that was still not affordable. He felt that there needed to be greater flexibility.

Mr Cole advised that the 10% target would apply to the entire housing development if it exceeds the minimum threshold of 15 houses, so for example if planning permission was sought for 20 houses, 2 would need to be

affordable. If necessary a developer would have to find an appropriate site nearby to meet the affordable housing provision if it could not be provided on site.

With regards to the SHMA conclusion that from 2007/8 to 2011/12 the city has an annual gross shortfall of 388 affordable dwellings, Councillor M. Forbes queried how this number had been reached as it did not appear to correspond with waiting list numbers. She enquired who had carried out the assessment, when it had been undertaken and the basis of the assessment.. Councillor Forbes also questioned whether the figure took into account that fewer mortgages were now available.

Mr Martin Bewick, Strategy Co-ordinator, Housing Service advised that the consultation was undertaken by consultants Arc4 in 2008 in which they had looked at waiting list figures and sent out numerous questionnaires to relevant parties. Housing need was looked at and was offset against Gentoo activity and property numbers in the city.

In response to a request from Councillor M. Forbes, Mr Bewick agreed to find out current waiting list numbers and the number of Gentoo properties that had been demolished since the stock transfer.

Councillor Copeland commented that Gentoo still appeared to be the main provider of social housing and there seemed to be an over reliance on them for affordable housing provision.

In response to an enquiry from Councillor Ellis regarding population trends, Mr Cole advised that mid year figures were suggesting an increase in population in Sunderland of approximately 7,000 by 2029. However this figure needed closer examination as the weighting was based on international in-migration.

The Chairman commented that the figure appeared to be very small and Mr Cole advised that there was a need to try to address the reasons for outward migration particularly amongst the working age population.

In response to a question from Councillor Snowdon regarding how often the target for provision of affordable housing was reviewed, Mr Cole advised that this occurred on an annual basis.

Councillor E. Gibson commented that the shared ownership schemes across the city had been very successful and offering such tenure type gave greater opportunity to live in an affordable home.

6. RESOLVED that the Committee note the contents of the Economic Viability of Affordable Housing report so that it can be used:-

- a) as part of the evidence base to inform the emerging Local Development Framework, and
- b) as a material consideration in determining planning applications for housing proposals.

Government's Amendments to Planning Policy Statement 3 – Housing (PPS3) and Implications for the Planning System

The Deputy Chief Executive submitted a report (copy circulated) to inform the committee of the recent ministerial statement (9 June 2010) announcing the reissue of Planning Policy Statement 3 – Housing (PPS3) with the following amendments:

- the definition of previously developed (or brownfield) land in Annex B now excludes private residential gardens and
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

(For copy report – see original minutes).

Mr Neil Cole presented the report.

Having thanked Mr Cole for his report it was:-

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

Durham County Council Local Development Framework Issues and Options Core Strategy Response to Consultation

The Deputy Chief Executive submitted a report (copy circulated) which highlighted specific issues arising from Durham County Council's draft Core Strategy that will be of significance to the future development of Sunderland. An interim officer response had already been forwarded to the County Council to meet the consultation deadline.

(For copy report – see original minutes).

Mr Neil Cole presented the report and advised that Durham County Council has published its Core Strategy Issues and Options document as part of its emerging Local Development Framework (LDF) for consultation. As a neighbouring authority, Sunderland City Council is a statutory consultee and as such has been invited to comment. The closing date for comments was the 8th August. A holding letter from the Head of Planning and Environment was submitted by this deadline setting out a provisional response to the consultation pending formal consideration by this Committee.

Councillor M. Forbes enquired whether there were statistics in relation to the numbers of people migrating in and out of the City and the reasons behind them moving out.

Mr Cole agreed to find out the information and advised that when people had been previously interviewed regarding their reasons for leaving, a predominant motive had been that they could not find the right sort of housing in Sunderland.

Councillor Tate referred to the previous Regional Spatial Strategy (RSS) in relation to Hetton-le-Hole and Houghton-le-Spring which had previously sought to retain them as Regeneration Towns where only indigenous growth could occur. He was concerned that people would seek to move away from these areas to Durham if more housing was built there.

Mr Cole advised that the RSS had allowed for sustainable growth. The net housing requirements for County Durham were guideline figures only.

Having thanked Mr Cole for his report it was:-

8. RESOLVED that the Committee:
 - i) Endorse the officer's comments as detailed within the report;
 - ii) Authorise officers to forward a copy of this report to Durham County Council as the City Council's formal response to their Core Strategy.

Consultation from Neighbouring Councils on Planning Applications

The Deputy Chief Executive submitted a report (copy circulated) to seek the Committee's agreement to responses about to be made to consultations from neighbouring Councils about planning applications affecting sites close to the common boundary with the City of Sunderland.

(For copy report – see original minutes).

Mr Mike Mattok presented the report and advised that where the Council is consulted by a neighbouring authority on a planning application in their area but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the form of the proposed response.

Sunderland City Council had recently been consulted by Gateshead Council and Durham County Council (Easington Area) on 2 planning applications, each of which Mr Mattok detailed in turn.

9. RESOLVED that the Committee:
 - i) agree the officer's comments outlined in the report which will be sent to Gateshead Council in relation to application no. DC/10/00757/ADV.

- ii) agree the officer's comments outlined in the report which will be sent to Durham County Council in relation to application no. PL/5/2010/0366.

Building Control Revised Scheme of Charges

The Deputy Chief Executive submitted a report (copy circulated) to Inform the Committee of changes to legislation relating to building control charges.

(For copy report – see original minutes).

Mr Barry Coe was in attendance to present the report.

He advised that Building Control operates within a competitive and free market which differs from that of other local authority services. Members of the public who require a building control service may take their custom to a private building control service at any time.

The Chairman queried how the cost of the fees was decided and was advised that the Tyne and Wear authorities met to discuss and agree consistent pricing arrangements.

In response to a question from Councillor A. Wright regarding previous competition between authorities, Mr Coe advised that the new partnering scheme allowed for Partner Companies to choose their Partner Building Control Authority as the contact for the submission of all building regulations applications throughout England and Wales. Sunderland was signed up to some major architects. Mr Coe confirmed that, for example, a Sunderland based developer could go to Newcastle Building Control as long as they were signed up as a partner with them and similarly developers outside the Sunderland area partnered with Sunderland Building Control services.

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

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

(Signed) P. Tye
Chairman.

At an Extraordinary Meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on TUESDAY 5th OCTOBER, 2010 at 6.15 p.m.

Present: -

Councillor Tye in the Chair

Councillors Ball, Charlton, Copeland, Essl, Fletcher, E. Gibson, G. Hall, Howe, Miller, Old, Padgett, Scaplehorn, J. Scott, Snowdon, Tate, D. Wilson and A. Wright

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ellis, Francis, O'Connor, P. Watson and Wood

Revised outline planning application, received 5th August 2010, for erection of superstore (A1); retention and recladding of an existing unit; erection of four additional retail units; retention and recladding of the existing Farmfoods/Blockbuster unit ; new vehicular accesses; reopening of section of highway to emergency vehicles; resurfacing/landscaping and stopping up of a highway.

Sunderland Retail Park Sunderland

The Deputy Chief Executive submitted a report (copy circulated) to make a recommendation to Committee on an outline planning application submitted on behalf of Mountview Securities in respect of Sunderland Retail Park for the erection of a superstore (A1); retention and recladding of an existing unit; the erection of four additional retail units; retention and recladding of the one other existing Farmfoods/Blockbuster unit; new vehicular accesses; reopening of a section of highway to emergency vehicles; resurfacing/landscaping and the closure of a highway.

(For copy report – see original minutes).

At this juncture the Chairman checked that all Members of the Committee had the Addendum and Supplementary reports in respect of the application. He also asked if any Member wished to have a further period of reading time to refresh on the planning issues before hearing the Planning Officer's report.

Members unanimously agreed that they were content to proceed with the agenda item.

(For copy report – see original minutes)

Mr Keith Lowes, Head of Planning and Environment introduced the report and advised that a short supplementary report had been circulated at the meeting to address, in the interests of completeness, an editing error contained in Appendix A1 to the Addendum Report regarding the initial consultation response from Sunderland Arc in respect of the original scheme and to comment further on the proposed Section 106 agreement.

The revised application was accompanied by a number of other documents which provide supporting information. These were:-

- a Design and Access Statement
- a Transport Assessment including a framework for a Travel Plan
- a Sustainability Statement
- a Flood Risk Assessment
- a Retail Assessment
- an Archaeological Desk Based Assessment
- a Geo-Environmental Desk Study
- an Acoustics Assessment Technical Report and
- a Statement of Community Involvement.

Mr Lowes also advised that a negative EIA screening opinion had been issued by Officers in respect of the application under delegated powers. As a consequence, an environmental impact assessment was not required. This screening opinion had been published together with the planning application documents as part of the planning register.

Mr Lowes then invited Mr. Mike Mattok, Technical Manager, Development Control to take the Committee through the details of the report. He informed the Committee that the applicant has followed the sequential approach and demonstrated that there are no sequentially preferable sites for the development under Policy EC15 of PPS4. In addition, the development has been assessed against the impact tests contained in Policies EC10.2 and 16.1 of PPS4 and there is no clear evidence that the proposal would lead to a significant adverse impact in respect of any of the impacts referred to in those policies.

Mr Mattok confirmed that the application is not a departure from the Council's Development Plan and complies with key retail policies S1 and NA44.

Mr Mattok also advised Members of the key heads of terms for the proposed Section 106 Agreement and explained why the proposed planning obligations were necessary to make the development acceptable in planning terms.

Councillor Snowdon welcomed the development proposal and enquired whether consideration had been given to installing electric vehicle charging points at the site.

Mr Mattok advised that it had not been considered but a condition could be added to include the charging points if Members thought it appropriate and were minded to grant planning permission.

Councillor Scaplehorn referred to the consultation with Nexus which stated they were not convinced that commercial bus operators would be willing to divert services through the site and queried whether further discussions had been held.

Mr Eric Henderson, Transportation Engineer advised that bus operators were concerned that they would be caught up in the congestion. However the wheatsheaf junction would be improved as part of the development proposal through a negative planning condition, easing traffic on the main routes.

Councillor E. Gibson welcomed the job opportunities the development would bring.

Councillor G. Hall also welcomed this new development in the St Peter's Ward. However he felt that the consultation process on the extent of the off-site highway works could have involved talking to local residents as the opportunity had been missed to have further input on improving the highway network in the wider area. Councillor Hall stated that the current one way system ostracised people. Roker Avenue had current access issues and Councillor Hall requested that residents should still be approached by the Council outside of this development for their views.

Mr Lowes advised that the road improvement proposal as part of the development would ensure the free flow of traffic and would enable access by a range of modes of transport. .

Councillor Miller was very supportive of the application and was pleased to see regeneration was being carried out north of the river.

Councillor Howe raised concerns in relation to drainage capacity at the site and was advised by Mr. Mattok that conditions 29-31 addressed the drainage issues which included a condition requiring the drainage provision to be agreed with the Council prior to the commencement of the development and for these works to be completed before the new buildings are occupied.

The Chair, having checked that no other Members had any questions or comments regarding the application, moved that the Officer's recommendation in respect of the application be put to the Committee.

RESOLVED that:-

1) Members be minded to approve the outline application for retail development subject to the conditions outlined in the Addendum Report and an additional planning condition regarding the provision of charging points for electric vehicles as part of the development and to the completion of a Section 106 Town and Country Planning Act 1990 Agreement for the following reasons:-

- The proposed development accords with UDP policy and in particular strategic retail policy S1 and site specific policy N44.(having satisfied the sequential test and there being no clear evidence of a significant adverse impact on the vitality and viability of other centres); policies EC1 and EC3 (being in an area of economic and social deprivation and re-using already developed land); policies R1 and R2 (being environmentally sustainable and using existing infrastructure) and accords with the supporting text to emerging Core Strategy CS6 (which provides for out of centre retail provision where there is a lack of such facilities and there are no sequentially preferable sites available).
- The proposed development satisfies the requirements of the sequential approach set out in Policy EC15 of PPS4 and there being no sequentially preferable sites for the development. Further there is also no clear evidence that the proposal will have any significant adverse impacts in terms of any of the impacts referred to in Policies EC10.2 and 16 of PPS4.
- The proposed development has been assessed taking account of the positive and negative impacts of the proposal and other material considerations and the positive impacts in terms of employment and physical and social regeneration more than offset any potential negative trade diversions.

2) The application be referred to the Secretary of State under the terms of the Town and Country Planning (Shopping Development) (England and Wales) (No 2) Direction 1993.

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

(Signed) P. Tye
Chairman.

**At a meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5TH OCTOBER,
2010 at 4.45 p.m.**

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Charlton, Copeland, M. Dixon, Ellis, Essl, Fletcher, M. Forbes,
Miller, Old and A. Wright

Declarations of Interest

10/02609/LAP – Construction of a 3G artificial sports pitch with associated fencing and floodlights on existing sports field at Farringdon Community Sports College.

Councillor E. Gibson declared a personal and prejudicial interest in the application as her husband was the Chair of Governors for Farringdon Community Sports College and withdrew from the meeting prior to the consideration of this item.

10/02455-FUL – Change of use to provide 2 office units (Use Class A2) at ground floor and 12 residential units (Use Class C3) on ground, first and second floors, to include external alteration (amended drawings received 13.09.10).

Councillor Charlton declared a personal and prejudicial interest in the application as a Board Member of Sunnyside Partnership and withdrew from the meeting prior to consideration of this item.

Apologies for Absence

Apologies for absence were received from Councillors O'Connor, J.B. Scott, Tye, P. Watson and Wood.

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

The Deputy Chief Executive submitted a report, supplementary report and circulatory report (copies circulated) relating to the South Sunderland area, copies of which had been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and the Regulations made thereunder.

(For copy reports – see original minutes).

10/02291/OUT – Redevelopment of 10.62 hectares of previously developed land for a mix of uses including up to 300 residential dwellings and up to 6,000 sqm of commercial / industrial floorspace, the provision of open space and associated engineering works and stopping up of highway – Edward Thompson Group, Sunderland Paper Mill, Ocean Road, Sunderland, SR2 9RY

1. RESOLVED that the application be deferred pending further consideration.

10/02555/OUT – Outline application for B1, B2 and B8 uses with all matters but access reserved – Land East of Prospect Row, Hendon, Sunderland

2. RESOLVED that the decision be delegated to the Deputy Chief Executive to either:-

- i) approve subject to conditions in the event that all outstanding information is received and considered to be acceptable by the determination date of the application, 26th October, 2010; or
- ii) refuse planning permission if the currently outstanding information is either not received or is received but is not considered to be satisfactory by the statutory determination date for the planning application of the 26th October, 2010.

10/02609/LAP – Construction of a 3G artificial sports pitch with associated fencing and floodlights on existing sports field at Farrington Community Sports College – Allendale Road, Sunderland, SR3 3EL

3. RESOLVED that consent be granted under Regulation 3, subject to the five conditions set out in the supplementary report.

10/02455/FUL – Change of use to provide 2 office units (Use Class A2) at ground floor and 12 residential units (Use Class C3) on ground, first and second floors, to include external alteration (amended drawings received 13.09.10) – 194-197 High Street West, 1-2 Norfolk Street, Sunderland, SR1 1UG

4. RESOLVED that Members be minded to grant consent subject to the nine conditions contained within the circulatory report and the expiry of consultation period.

Items for Information

5. RESOLVED that a site visit be undertaken to the following application:-

- 10/02794/FUL – Doxford House, Warden Law Lane, Sunderland, SR3 2PD at the request of Councillor E. Gibson.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received and determined for the period 1st September, 2010 to 30th September, 2010.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

(Signed) E. GIBSON
Chairman

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 5th OCTOBER, 2010 at 5.45p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Chamberlin, Charlton, Miller, Padgett, D. Richardson, Scaplehorn, J. Scott, Snowdon, Tate, Tye and Wakefield

Declarations of Interest

Councillor Tate declared personal interests in application 10/02874/VAR – Variation of condition No. 28 attached to planning application 06/02209/FUL to allow repositioning of garage blocks to the rear of plots 1 and 2 at Land North of Murton Lane, Easington Lane, Houghton-le-Spring and under Items Delegated to the Deputy Chief Executive on application 10/01981/FUL – Erection of 12 no. two storey dwellings and two garages at Land to the North of 50-56 Market Street, Hetton-le-Hole as a Member of Hetton Town Council, which is a consultee and that in such capacity, he had not taken part in any consideration or discussion of their response.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Cuthbert and I. Richardson.

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

The Deputy Chief Executive submitted a report (copies circulated) and a report for circulation, which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Cabinet upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(for copy report – see original minutes)

10/02548/FUL – Erection of waste transfer facility, to include operational building, weighbridge, 2 no external storage bays, hard standing enclosure, associated parking and landscaping at Land at Monument Park, Washington

1. RESOLVED that the application for planning permission be granted subject to conditions requiring details of the landscaping, maintenance of parking and manoeuvring areas and no burning on site for the reasons as set out in the reports.

10/02874/VAR – Variation of condition no. 28 attached to planning application 06/02209/FUL to allow repositioning of garage blocks to the rear of plots 1 and 2 and associated alterations to rear parking court at the Land North of Murton Lane, Easington Lane, Houghton-le-Spring

The representative of the Deputy Chief Executive advised that the proposed scheme had been redesigned since the agenda had been produced, and whereby the scheme had previously resulted in the loss of a visitor parking space, the revised plans would retain this space and therefore it was recommended to approve the application.

2. RESOLVED that the application to vary condition no 28 attached to planning application 06/02209/FUL be granted for the reasons given and subject to the conditions as set out in the original planning application.

Items for Information

3. RESOLVED that a site visit be undertaken to the following applications:-

- 10/01798/FUL – Whitefield House / Land at Former Robertsons Yard / Land to Rear of 28, 29, 30 , Station Road, Penshaw at the request of Councillor Scott; and
- 10/02363/FUL – Land at Campground, Springwell Road, Springwell at the request of Councillor Scaplehorn.

Items Delegated to the Deputy Chief Executive

Councillor Tate referred to planning application no 10/01981/FUL – Land to the north of 50-56 Market Street, Hetton-le-Hole and asked if the plans were available for Members to view and was advised that they were available either on the Council website or by visiting Officers in the Planning Section who could provide them.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received and determined for the period 1st September, 2010 to 30th September, 2010.

(For copy report – see original minutes)

4. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.

REFERENCE FROM CABINET: 6 OCTOBER 2010

SEABURN MASTERPLAN – DRAFT SUPPLEMENTARY PLANNING DOCUMENT

Report of the Head of Law and Governance

1. Purpose of Report

- 1.1 To seek the views of this Committee on a report considered by Cabinet on 6 October 2010 which sought approval of the draft Seaburn Masterplan Supplementary Planning Document and accompanying Sustainability Approval and Appropriate Assessment for the purposes of consultation.
- 1.2 Members' views will contribute to the consultation process.

2. Background and Current Position

- 2.1 The Cabinet at its meeting held on 6 October 2010 gave consideration to a report of the Deputy Chief Executive which sought approval of the draft Seaburn Masterplan Supplementary Planning Document and accompanying Sustainability Approval and Appropriate Assessment for the purposes of consultation.
- 2.2 Copies of the 6 October 2010 Cabinet Agenda were made available to all Members of the Council. Members were requested to note that a copy of the Draft Supplementary Planning Document is available for inspection in Members' Services or alternatively the document can be viewed on-line at:-

<http://www.sunderland.gov.uk/committees/CmisWebPublic/Meeting.aspx?meetingID=1791>

3. Conclusion

- 3.1 The report is referred to this Committee for comments. The report is also referred to the Environment and Attractive City Scrutiny Committee and the Prosperity and Economic Development Scrutiny Committee for comments. Comments from the Committees will be reported to Cabinet on 3 November 2010.

4. Recommendation

- 4.1 The Committee is invited to consider the attached report of the Deputy Chief Executive.

5. Background Papers

- 5.1 Cabinet Agenda, 6 October 2010.
- 5.2 A copy of the Agenda is available for inspection from the Head of Law and Governance or can be viewed on-line at:-

<http://www.sunderland.gov.uk/committees/CmisWebPublic/Meeting.aspx?meetingID=1791>

Contact Officer:	Janet Johnson 0191 561 1134 janet.johnson@sunderland.gov.uk	Elaine Waugh 0191 561 1053 elaine.waugh@sunderland.gov.uk
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<p align="center">CABINET MEETING – 6 October 2010</p> <p align="center">EXECUTIVE SUMMARY SHEET – PART I</p>	
Title of Report:	Seaburn Masterplan Draft Supplementary Planning Document
Author(s):	Deputy Chief Executive
Purpose of Report:	To seek Cabinet's approval of the Draft Seaburn Masterplan Supplementary Planning Document and accompanying Sustainability Appraisal and Appropriate Assessment for the purposes of consultation.
Description of Decision:	<p>Cabinet is recommended to:</p> <ul style="list-style-type: none"> a) Approve the Draft Seaburn Masterplan and accompanying Sustainability Appraisal and Appropriate Assessment for the purposes of consultation. b) Approve the Draft Seaburn Masterplan Supplementary Planning Document 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 initiate a formal process to progress the Draft Seaburn Masterplan to adoption by the Council as a Supplementary Planning Document, by carrying out public consultation on its content. This will inform the completion of a document that will help facilitate the planning and regeneration of the seafront at Seaburn in a manner that achieves the aspirations set out in the Sunderland Strategy and the Seafront Regeneration Strategy.
Alternative options to be considered and recommended to be rejected:	The alternative option is not to prepare a masterplan for Seaburn. The consequences of this would be not to have clear guidance on appropriate forms of development for Seaburn. This would weaken the council's ability to control the type of development and design quality at the seafront leaving the area to be developed on an ad hoc basis. Not having an approved masterplan would result in a lower standard of development than would otherwise be achieved, failing to make the best use of Seaburn's potential as a main attraction in the City for residents visitors and investors.

<p>Is this a “Key Decision” as defined in the Constitution? Yes</p> <p>Is it included in the Forward Plan? Yes</p>	<p>Relevant Scrutiny Committee:</p> <p>Environment and Attractive City</p> <p>Planning and Highways</p> <p>Prosperity and Economic Development Scrutiny Committee</p>
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SEABURN MASTERPLAN DRAFT SUPPLEMENTARY PLANNING DOCUMENT**REPORT OF THE DEPUTY CHIEF EXECUTIVE****1.0 Purpose of Report**

- 1.1 To seek Cabinet's approval of the Draft Seaburn Masterplan Supplementary Planning Document and accompanying Sustainability Appraisal and Appropriate Assessment for the purposes of consultation.

2.0 Description of Decision

- 2.1 Cabinet is recommended to:

- a) Approve the Draft Seaburn Masterplan and accompanying Sustainability Appraisal and Appropriate Assessment for the purposes of consultation.
- b) Approve the Draft Seaburn Masterplan Supplementary Planning Document as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

3.0 Background

- 3.1 The Seafront Regeneration Strategy was adopted in February 2010. This provides an overarching framework to guide future development at the seafront and identifies a vision for both Seaburn and Roker. Building upon this vision the strategy identifies a series of 'Character Areas' and sets out key development principles for each.
- 3.2 The Seafront Regeneration Strategy also establishes the need for a suite of delivery documents, designed to expand upon the ambitions of the strategy and provide detailed design guidance for the Character Areas identified.
- 3.3 For example a Masterplan for Marine Walk was produced alongside the Seafront Regeneration Strategy to provide specific design guidance for this area of Roker. This was adopted as Supplementary Planning Document in February 2010 and now forms part of the Local Development Framework.
- 3.4 A similar masterplanning approach has been taken for Seaburn to provide specific development guidance and planning principles for the Seaburn Promenade and Ocean Park areas of the Seafront Regeneration Strategy.

4.0 Current Position

- 4.1 This draft masterplan for Seaburn has been produced for the purposes of public consultation.
- 4.2 It reflects the provisions of relevant adopted national and local planning policies, its purpose being to supplement existing adopted planning policy.
- 4.3 The Masterplan sets out key principles and parameters to guide the future redevelopment of Seaburn, which should be reflected in the preparation of any subsequent planning applications in the masterplan area.
- 4.4 The vision for Seaburn is for a family focused resort offering high quality indoor and outdoor facilities for both residents and visitors. Accordingly a leisure-led development is advocated, featuring a mix of uses that will be available all year round.
- 4.5 Based on an assessment of the Seaburn area; including consideration of the physical characteristics of the site, market conditions, land ownership and planning issues the masterplan concludes that the delivery of the vision for Seaburn will best be achieved by taking a comprehensive approach to development.
- 4.6 In line with this approach a series of character areas at Seaburn and broad principles for each are identified:
- Ocean Park is identified as a 'Leisure and entertainment core' which will be the heart of the masterplan area. A mix of tourism leisure-led uses will be encouraged which will be open during the day and into evening and will be available throughout the year. This area is to incorporate a pedestrian boulevard through the centre of the site and open plaza across Whitburn Road in order to maximise pedestrian movement through the area.
 - A low density residential development is directed towards a 'Residential Park' to the west of the area on vacant and underused land comprising the public car park and former miniature golf course. This development will serve as a transition between the 'Leisure and entertainment core' and existing areas of housing. A linear park through the residential area will link with the seafront area through a series of green routes. The quality of the new linear park will compensate for any loss of existing green space in the area.
 - Land to the south of the Masterplan area is identified as the 'Cut Throat Dene' character area and will incorporate the former boating lake and land to the south of Seafields. This area will be retained as open space; however will benefit from enhancements focused on improving the biodiversity value Seaburn. Measures will also encourage safe pedestrian and cycle routes and future proof against the impacts of climate change; particularly in relation to flood risk associated with Cut Throat Dene. The masterplan also identifies this area as a suitable site for a new equipped play area to replace the current Pirate Play Park.
 - The 'Seaburn Promenade' character area to the east and overlooking Whitburn Bay will be retained as promenade with the focus on protecting

the panoramic views across the seafront. Interventions will primarily include upgrading of the public realm.

- Existing businesses in the area to be retained as part of the masterplan include the Marriott Hotel, businesses at Queen's Parade, Martino's amusements and arcade and Morrisons supermarket. No redevelopment of these areas is proposed; however opportunities for enhancements to the public realm will be sought.

- 4.7 A design code for Seaburn has been prepared to accompany a spatial masterplan for the area to ensure the quality of proposals will reflect the Council's ambition for the site. The code will offer greater detail on the urban design principles guiding the masterplan and will cover matters relating to: block principles, building height and density, gateways and landmarks, building types and frontages, street types, access arrangements; and landscape and public realm.
- 4.8 Copies of the draft Seaburn Masterplan and supporting documents (Appropriate Assessment Scoping Report for the Seaburn Masterplan and Sustainability Appraisal of the Seaburn Masterplan) are available in the Member's Library.

5.0 Next Steps

- 5.1 In order to progress towards the adoption of a masterplan for Seaburn the provisions of the Town and Country Planning (Local Development) (England) Regulations 2004 require a period of formal public consultation. It is proposed that the draft Masterplan be the subject of a formal six-week consultation process to ensure that those with an interest have an opportunity to comment on the content of the document.
- 5.2 Following the consultation period amendments will be made to the document as appropriate in response to comments received. The amended masterplan will then be submitted to Cabinet for approval as a Supplementary Planning Document which, if approved, would be available for use by the Council for marketing the land in its ownership, by developers as a basis for preparing detailed proposals for the area and would also be given weight as a material consideration by the Council when considering future planning applications.

6.0 Reasons for Decision

- 6.1 To initiate a formal process to progress the Draft Seaburn Masterplan to adoption by the Council as a Supplementary Planning Document, by carrying out public consultation on its content. This will inform the completion of a planning document that will help facilitate the planning and regeneration of the seafront at Seaburn in a manner that helps achieve the aspirations set out in the Sunderland Strategy and the Seafront Regeneration Strategy.

7.0 Alternative Options

- 7.1 The alternative option is not to prepare a masterplan for Seaburn. The consequences of this would be not to have clear guidance on appropriate forms of development for Seaburn. This would weaken the council's ability to control the type of development and design quality at the seafront leaving the area to be developed on an ad hoc basis. Not having an approved masterplan would result in a lower standard of development than would otherwise be achieved, failing to make the best use of Seaburn's potential as a main attraction in the City for residents visitors and investors

8.0 Relevant Considerations

- 8.1 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 – Clause 9.0 Section 2 of the Local Government Act 2000 provides local authorities with a power for the promotion or improvement of the economic, social or environmental well being of their area.
- c) Policy Implications - The Local Development Framework (LDF) is the spatial planning mechanism to help deliver the Sunderland Strategy. The council is currently working up the preferred option for the Core Strategy, which will lie at the heart of the LDF setting out the overarching strategic planning framework for the city up to 2021. The currently adopted Unitary Development Plan (UDP) continues to apply to the seafront until its relevant policies are superseded by policies in the LDF. In summary, UDP policies seek to pursue recreational opportunities at the seafront to serve local, city-wide and regional needs; conserve the environment; and maintain and improve accessibility to the seafront.

9.0 Background Papers

- Seafront Regeneration Strategy
- Marine Walk Masterplan Supplementary Planning Document
- Appropriate Assessment Scoping Report for the draft Seaburn Masterplan
- Sustainability Appraisal of the draft Seaburn Masterplan
- Draft Seaburn Masterplan

CONSULTATIONS FROM NEIGHBOURING COUNCILS ON PLANNING APPLICATIONS

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 PURPOSE OF THE REPORT

- 1.1 To seek the Committee's agreement to responses about to be made to consultations from neighbouring Councils about planning applications affecting sites close to the common boundary with the City of Sunderland.

2.0 BACKGROUND

- 2.1 Where the Council is consulted by a neighbouring authority on planning applications in their area but which may have an impact on Sunderland's interests, the approval of the Planning and Highways Committee is obtained to agree the form of the proposed response.

3.0 CURRENT CONSULTATIONS AND RESPONSE

- 3.1 **Notifying Authority:-** Durham County Council (Easington Office)
- Application no:-** PL/5/2010/0444 (our reference 10/03222/CAA)
- Applicant:-** Salford Estates.
- Proposal:-** Demolition and erection of 7,990 sq. m food store with associated car parking.
- Location:-** Castle Dene Shopping Centre
Yoden Way
Peterlee
- 3.2 The proposal is for outline planning application which seeks to establish the principle of demolishing existing retail and community buildings and replacing them with a new 7,990sq. m food store with associated car parking at Castle Dene Shopping Centre. The site, which occupies 1.69 hectares of land, is currently occupied by Argos, Bright House and Shoe Zone and is situated to the south of the existing undercover Castle Dene Shopping Centre. The application site is shown in appendix 3 at the end of this report.
- 3.3 The key issue to consider in relation to this proposal from the City Councils perspective is as to whether or not the proposal would have an adverse impact on the retail centres in Sunderland (possibly including the City Centre) due to the creation of an additional large scale food store. The Head of Planning and

Environment has considered the proposal and offered the following observations in relation to the scheme.

- 3.4 When assessing applications for retail development consideration needs to be given to national and local planning policies. The application has been submitted along with a supporting planning statement and retail assessment which details the above policy considerations as follows.
- 3.5 **National Planning Policy**
Applications for retail development need to be considered, against the criteria set down in Planning Policy Statement 4. Policy EC14 of the PPS outlines the supporting evidence needed to accompany applications for retail development; primarily this relates to assessments of sequentially preferable sites and the impact that the proposed development will have on other centres within the catchment of the proposed development.
- 3.6 The supporting planning statement and retail assessment states that as the application site is situated within the defined town centre for Peterlee, in the context of PPS4, there is no need to undertake a sequential assessment. The applicant has however in their Supporting Planning Statement and Retail Assessment considered the proposal in accordance with other considerations in PPS4, the conclusions of which are outlined below.
- 3.7 Paragraph 10 of the PPS states that the Government's objectives for prosperous economies are to:-
- Build prosperous communities by improving economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural;
 - Reduce the gap in economic growth rates between the regions, promoting regeneration and tackling deprivation;
 - Delivering more sustainable plans of development, reducing the needs of travel, especially by car and respond to climate change;
 - Promote the vitality and viability of town and other centres as important places for communities.
- 3.8 To do this, the Government wants:
- New economic growth of main Town Centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision areas with poor access to facilities;
 - Competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in Town Centres which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups);
 - The historic, archaeological and architectural heritage of centres to be conserved;
 - Raise the quality of life and environment in rural areas.

- 3.9 With regard to the above objectives it is considered that the proposal will increase consumer choice and improve economic growth in the Town Centre, whilst creating more competition within the food sector which does not currently exist in Peterlee. As such the application accords with both the Governments objectives and wants.
- 3.10 Policy EC3 encourages Local Planning Authorities to plan positively for Town Centres as part of the economic vision for the area. The statement further goes on to state that Local Planning Authorities should proactively plan to promote competitive Town Centre environments and provide consumer choice in a number of ways as identified in the statement.
- 3.11 Whilst it is not anticipated that the above guidance will be relevant to this application, it does reinforce the Governments renewed focus on the importance of Town Centres.
- 3.12 Other Sequentially Preferable Sites – Given that the site is situated within the Town Centre boundary of Peterlee, a sequential assessment is not required.
- 3.13 Local Planning Policy
The main aim of the Easington Local Plan is to maintain Peterlee as a major centre to provide employment, shopping, community and other facilities for residents of these centres and the surrounding villages. Policy 101 states that Peterlee should be maintained as a main retailing centre, with any new development being appropriate in scale and character to the existing centre.
- 3.14 Furthermore, the Durham County Council Retail and Town Centre Study (November 2009) states that although expenditure flows from Peterlee to Sunderland 'mainstream high street fashion multiples' would be required in order for Peterlee to further enhance its market share and the retention of expenditure, which is presently flowing from its catchment to nearby higher order sub-regional centres such as Hartlepool and Sunderland.
- 3.15 The study also states that for shoppers in Peterlee alternative shopping destinations are the higher order centres of Hartlepool (14%) and Sunderland (6%). In addition, the study also states that shoppers are more likely to visit Newcastle than Sunderland.
- 3.16 The Supporting Planning Statement and Retail Assessment states that the existing Asda store in Peterlee is already overtrading and therefore the predicted additional retail floor area (gross) of 6,435sq. m will be absorbed by the proposed store.
- 3.17 Therefore, in light of all of the above it is considered that for any significant impact to occur Sunderland would have to become more of an attraction to shoppers and Peterlee would have to attract mainstream high street fashion multiples. As such it is not considered that the proposed development would have any serious adverse impact on any of the retail centres in Sunderland.

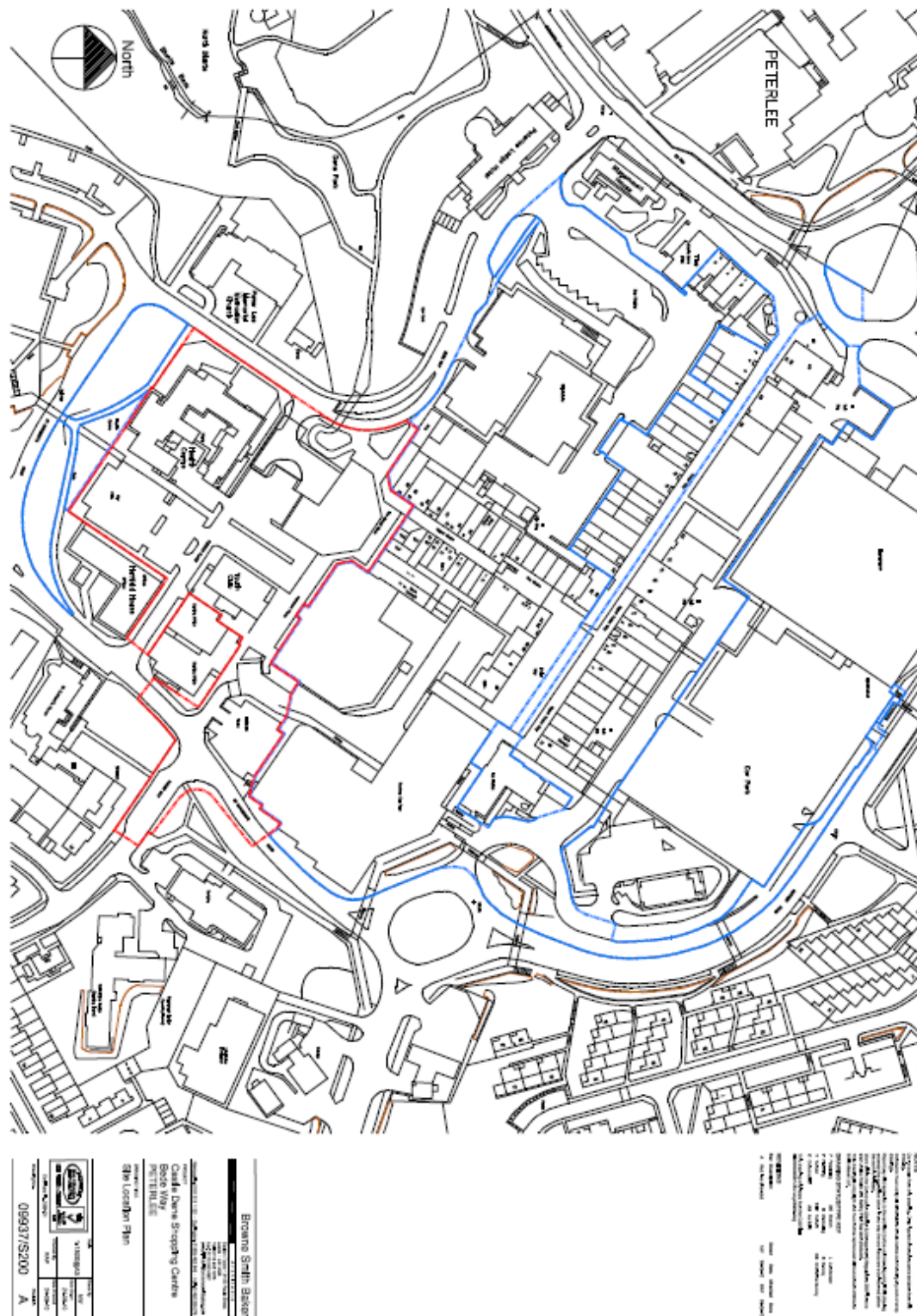
4.0 CONCLUSION.

- 4.1 As a town centre redevelopment, this proposal accords with many aspects of planning policy requirements at National and Local level.
- 4.2 As the application site is in a town centre location, it is accepted that there can be no sequentially superior locations.
- 4.3 Whilst it is accepted that the development proposed is large in scale, the likely level of impact on the retail centres of Sunderland is not considered to be significant given the attractiveness and consumer preference of alternative shopping destinations.
- 4.4 It is therefore recommended that Sunderland City Council advise Durham County Council of the above observations with regards to the proposal.

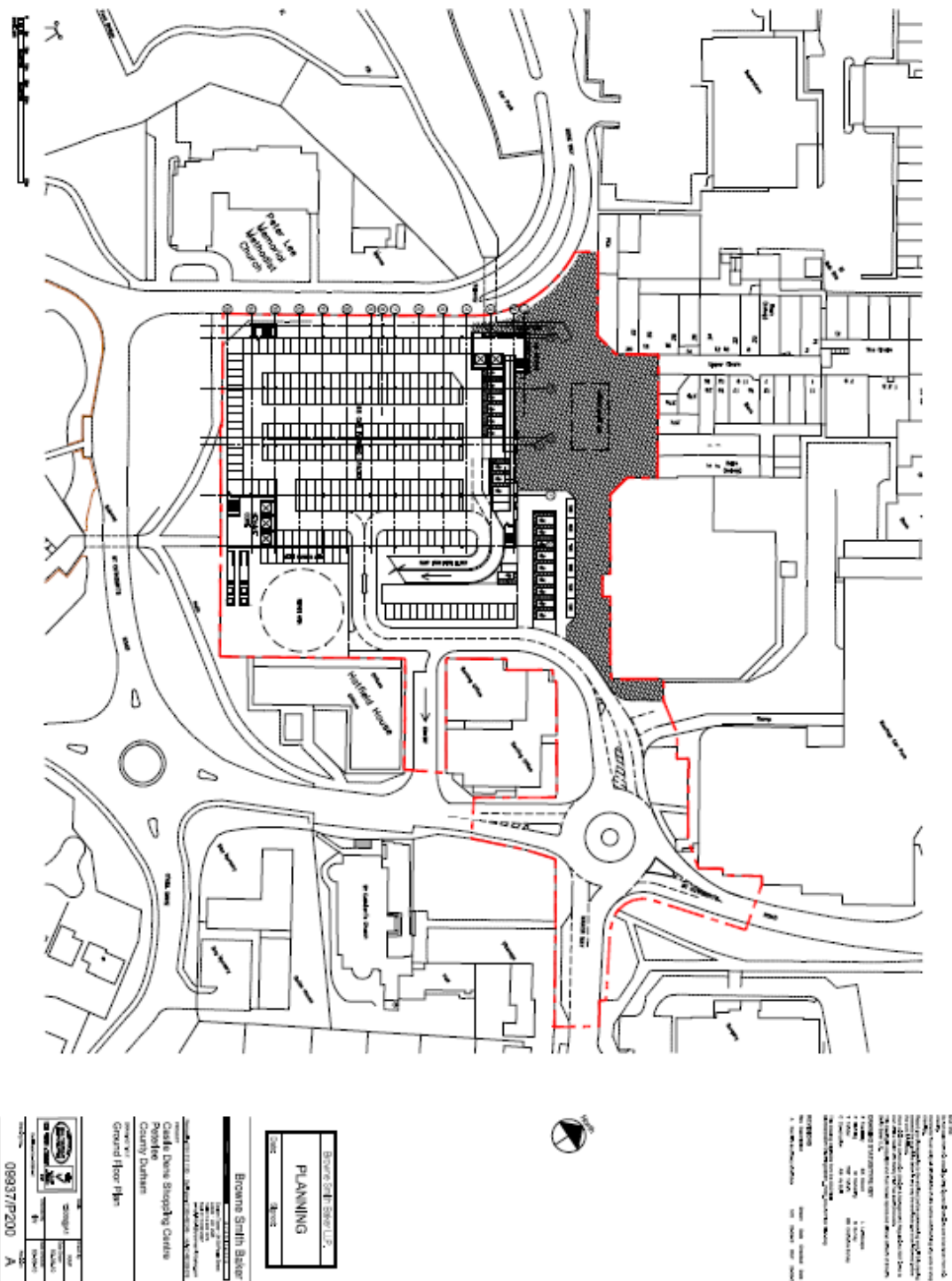
5.0 RECOMMENDATION

- 5.1 The Committee is therefore recommended to agree the above comments, which will then be sent to Durham County Council in relation to application no. PL/5/2010/0444.

Appendix 1 – Castle Dene Shopping Centre – Location Plan



Appendix 2 – Castle Dene Shopping Centre – Proposed Ground floor Layout



Appendix 3 – Proposed Visual

[illegible]


Browne Smith Bagger LLP
PLANNING
Date: <u>5/2/2012</u>

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Proposed Visual

	M. H. & F. W. GOVT. OF INDIA MINISTRY OF HEALTH & FAMILY WELFARE NEW DELHI-110 002	Date: _____ Page No.: _____
(Signature of the Officer) _____	Name of the Officer: _____ Designation: _____ Office: _____	Date: _____ Page No.: _____