

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)  
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 6<sup>th</sup> AUGUST, 2019 at  
3.45 p.m.**

**Present:-**

Councillor Jackson in the Chair

Councillors Butler, Doyle, Fagan, Foster, Scullion, Stewart and D. Wilson.

**Declarations of Interest**

There were no declarations of interest

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors McKeith and Scaplehorn

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

The Executive Director of City Development submitted a report (copy 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)

**19/00925/FU4 – Application for the erection of shipping containers to create a two-storey mixed use temporary development, associated external decking, stairs and lift for a period of no more than 8 years. Potential uses to include retail (A1), restaurants/cafes (A3), assembly and leisure (D2), drinking establishments (A4), 87sqm bridal suite (C1) and sui generis uses. Sui generis uses may include cinema/sports screenings, markets, temporary games courts/play spaces.**

**Site of Former Seaburn Centre, Whitburn Road, Sunderland, SR6 8AA**

The representative of the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed. Since the publication of the report a further representation had been received from a local business which had raised concerns over the drainage provision being inadequate and photographs had been provided showing manholes overflowing; the Lead Local Flood Authority and Northumbrian Water had been consulted and they were satisfied

with the proposals within the amended Drainage Statement and had no issues to raise.

Councillor Doyle commented that the colour of the development was important; he noted that it had been stated that the Local Planning Authority would approve the colour and asked how this would be decided. The representative of the Executive Director of City Development advised that the decision was delegated to officers and would be made in consultation with the Council's design and landscape architects to ensure that it was appropriate.

Councillor D. Wilson queried who would be operating the development and the representative of the Executive Director of City Development advised that the applicant would be managing the site and would be renting the individual spaces to other operators.

The Chairman then introduced Rebecca Taylor who was in attendance to address the Committee on behalf of Cundalls, the agent to the applicant. Ms Taylor stated that Seaburn was considered to be the jewel in the crown of Sunderland and that the regeneration work in the area would help to bring the sea front back to life. There had already been a number of developments approved in the area. Stack had been chosen as the operator for this development and they were a regionally known operator as they already had a similar development in Newcastle. These sort of developments had been successful in other locations. It would provide a family friendly seaside offer and would provide a catalyst for the wider regeneration of the site. The Council had been worked with to ensure that there would not be any problems created by the development. There had been a positive response to the proposals from the public.

Councillor Fagan questioned whether the lift would give access to the function room and also queried the bridal suite. Ms Taylor advised that the lift would give access to all levels including the function room and that the bridal suite could be used for wedding functions and would have a view of the coast.

Councillor Scullion questioned the limited retail provision asking how much there would be and what products were likely to be sold. Ms Taylor advised that there would be 500 square metres of retail space and it would be likely to be used for sea front related shops such as those selling buckets and spades.

Councillor Doyle commented that the development would be good for the area; it would help to bring investment and footfall to the sea front.

Members having discussed the matter the Chairman put the Officer's recommendation to the Committee and with all Members being in agreement it was:-

1. RESOLVED that the Members be minded to approve the application subject to the application being referred to the Secretary of State in accordance with the provisions of the Town and Country Planning (Consultation) (England) Direction 2009 for the reasons set out in the report subject to the 20 conditions set out therein.

## **Items for Information**

Discussions took place around holding a site visit in respect of 18/01276/FUL – Former Fire Station, Station Road, Fulwell; it was agreed that a visit would be required however as the application was not yet ready to be brought to the Committee it was felt that the visit should not be held until the application was ready.

2. RESOLVED that a site visit be undertaken in respect of 18/01276/FUL – Former Tyne and Wear Fire and Rescue Service Fire Station, Station Road, Fulwell, Sunderland, SR6 9AE once the application was ready to be brought to the Committee.

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

(Signed) J. JACKSON,  
Chairman