

At an Extraordinary meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 21st DECEMBER, 2010 at 4.45 p.m.

Present:-

Councillor E. Gibson in the Chair

Councillors Ball, Charlton, M. Dixon, Fletcher, M. Forbes, Miller, Tye, Wood and A. Wright

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were received from Councillors Ellis, Old and P. Watson

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

The Deputy Chief Executive submitted a report and supplementary 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).

10/03519/LAP – Provision of three storey commercial office building to include community facilities and publically accessible café at ground level with associated landscaping and car parking

The representative of the Deputy Chief Executive advised Members that there had been objections received from the developer of a neighbouring site 8-12 Murton Street which has outline planning permission for a mixed use residential and business use scheme. There was a live High Court challenge to the Secretary of State's decision to uphold the Council's refusal of reserved matters approval for a particular development scheme on the site. The High Court's decision had been handed down yesterday afternoon (20th December) and the Secretary of State's decision had been quashed by the Court meaning that the Planning Inspector must now reconsider the reserved matters appeal. As a consequence, further work was now required to assess the potential impact of the Software City development

proposal on the appeal scheme for 8-12 Murton Street . Therefore Members were now recommended to defer the application until a later date in January 2011.

Councillor Tye asked what the basis of the High Court appeal was.

The representative of the Deputy Chief Executive advised that the High Court had held that the Planning Inspector had refused reserved matters approval on the basis of matters which had not been reserved in the outline planning permission.

Councillor A. Wright queried where the Murton Street site was in relation to the Software City development.

The representative of the Deputy Chief Executive advised that the sites were immediately next door to each other.

Councillor Wood expressed concerns over the potential loss of the existing Tavistock car park. He also had concerns regarding comments which had been made by a senior Council Officer at the Economic Masterplan Launch Event where a statement had been made that the Software City development would be built at the Tavistock Place site; this seemed to be prejudging of the application by officers and if it had been a Member of the Committee who had made these comments they would have been disqualified from taking any part in making the decision..

Councillor M. Dixon expressed support for Councillor Wood's comments.

Mr Lloyd, an objector and local resident, addressed the Committee and stated that:-

- He had invested a lot of money in order to live within Sunderland City Centre and he, along with several other residents, parked at Tavistock Place car park day and night. There were normally at least 15 cars parked overnight and during the day the car park was regularly full.
- He wanted the Software City to have the best possible facilities and was confused by this being the site of choice.
- He had been unable to find any appraisal of the potential impact of the loss of the car park or any information regarding when the parking provision would be replaced.
- There were currently approximately 2300 parking spaces within the City Centre and he could not find any facts to show that this was sufficient parking provision; indeed the Council itself had stated in September that there was a need for 4000 spaces within the City Centre.
- This was a highly popular car park; especially in the winter months when people parked there to visit the Christmas illuminations and other events held in Mowbray Park.
- Cost and Value of the development needed to be taken into account.
- Contractors had already moved onto the site.

Councillor Wood stated that the suggestion that work had already started on the site was a major concern and should be investigated.

The representative of the Deputy Chief Executive advised that if work on the site had commenced it would be related to the closure of the car park or initial site

investigations which do not require planning permission rather than the proposed Software City development. The closure of the car park was independent of this application as it was covered as part of the Sunnyside Planning and Design Framework.

Councillor Wood requested a written response detailing who had been responsible for making the decision to close the car park for redevelopment purposes and when this decision had been made.

The representative of the Deputy Chief Executive then advised that the Sunnyside Planning and Design Framework proposes that the Tavistock Place Car Park would be closed to free up the land to enable regeneration.

The revised officer recommendation was then put to the Committee and accordingly it was:-

1. RESOLVED that the application be deferred to a subsequent meeting of the Committee..

(Signed) E. GIBSON
Chairman