

At a meeting of the PLANNING AND HIGHWAYS (EAST) COMMITTEE held in the COUNCIL CHAMBER, on MONDAY 7TH JUNE, 2021 at 5. 30pm

Present:-

Councillor Butler in the Chair.

Councillors Bewick, Dixon, Foster, E. Gibson, Hodson, Morrissey, Noble, Reed, Scanlan, P. Smith and D. Wilson.

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Doyle, Peacock and Stewart.

Minutes of the last Ordinary meeting of the Planning and Highways (East) Committee held on 29th March, 2021 and of the Extraordinary Meeting held on 26th April 2021.

1. RESOLVED that the minutes of the last ordinary meeting of the Planning and Highways (East) Committee held on 29th March 2021 and of the Extraordinary meeting held on 26th April, 2021 be confirmed and signed as correct records.

Objection to Traffic Calming Notice for the Proposed Raised Speed Table on Dovedale Road, Seaburn Dene (Fulwell Ward)

The Executive Director of City Development submitted a report (copy circulated) which sought to advise the Committee of an objection received by the Council, in respect of the traffic calming notice for the proposed construction of a raised speed table intended for Dovedale Road, and which requested the committee to not uphold the objection that could not be resolved within the constraints of the scheme.

Prior to the presentation of the item, the Chairman advised the Committee that a member of the public who had registered to speak in opposition to the proposal had unfortunately not been able to attend the meeting but had instead submitted written representations (copy tabled). Members were given 5 minutes to read the statement.

The representative of the Executive Director of City Development then presented the report informing members that following recommendations from the City Council's Scrutiny Committee and Cabinet, the Council had approved a policy for the implementation of 20mph zones throughout the city in residential areas where issues had been highlighted. After carrying out assessments a 20mph zone had been identified in the Seaburn Dene area which would benefit from the proposed scheme. Investigations in the area showed that vehicles on the main routes through the proposed zone, regularly travelled at a speed above the 30mph limit. As part of investigations it was also identified that pedestrians using Dovedale Road and nearby streets would benefit from improvements to the existing pedestrian refuge crossing point located between Torver Crescent and Bampton Avenue.

Officers investigated the area and designed a proposal to help improve road safety at the existing crossing point consisting of the construction of a raised speed table, alterations to kerbs/footways to accommodate the speed table, and installation of tactile paving. The existing pedestrian refuge was used by a large number of students from Seaburn Dene Primary School and Monkwearmouth Academy. The crossing was also used by a number of residents accessing the main bus stop on Dovedale Road. The speed table would force drivers to comply with the newly 20mph zone speed limit at one of the main crossing points ensuring pedestrian safety.

Members were briefed on the public engagement in respect of the proposals carried out between 16th November and 11th December 2020 and their attention was drawn to the drawings of the proposals as shown in Appendix A of the report. The proposals were supported by the majority of residents who returned votes. From 9th April to 4th May 2021 the Traffic regulation Order (TRO) for the 20mph zone and Traffic calming notice for the raised speed table was advertised both on site and in the local press. In response, the Council received one objection to the speed table proposal. The objector confirmed that that they had no objections to the proposed 20mph scheme but were objecting to the implementation of the speed table. Members' attention was drawn to the full objection attached as Appendix B to the report.

The representative of the Executive Director of City Development having addressed questions from Members, consideration was given to the proposal and with the recommendations having been put to the Committee, it was:-

2. RESOLVED that that the Executive Director of City Development be advised that:-

- i) The objection to the traffic calming notice, for the proposed Dovedale Road Sunderland, construction of a road hump under section 90A of the Highways Act 1980, not be upheld;
- ii) The objector be notified accordingly of the decision;

- iii) The Executive Director of City Development instruct the Assistant Director of Law and Governance to take all necessary steps to make and bring into effect the associated traffic calming notice and
- iv) The Executive Director of City Development take all necessary action to implement the physical works associated with the traffic calming notice.

Planning Application Reference 21/00582/FUL - Full Application - Change of Use from a hairdressing salon to an online pharmacy and storage and distribution centre. Location: 1 Whitehall Terrace Sunderland SR4 7SN

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

(for copy report – see original minutes)

Prior to the presentation of the item, the Chairman advised the Committee that a late sheet had been tabled which highlighted additional information provided by the applicant. Members were given 5 minutes to read the statement.

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 which centred on the principle of the use, the impact on residential amenity and highway safety. Members were informed that the site was subject to saved UDP policy EN10, which required proposals to respect existing patterns of land use. In this case the ground floor of the property was already in a commercial use and the vicinity featured a mix of commercial and residential properties. In this context, the proposed use as a storage and distribution facility for an online pharmacy was not incongruous.

With regard to residential amenity, the property was located within a part commercial/part residential area and fronted the busy Hylton Road. The property was currently occupied by a hairdressing salon, a use which would generate a significant number of comings and goings from customers throughout the day. Given the location of the property and the nature of the existing use, it was considered that the proposed use was unlikely to result in any significant effects on the amenity of neighbours, in terms of noise and disturbance. In reaching this conclusion, account had also been taken of the fact that there would be no visiting members of the public, a maximum 3 members of staff present at any one time and that operating hours and proposed delivery and collection arrangements were relatively limited.

With regard to highway matters it was considered that the proposal would not give rise to conditions which would have an unacceptable impact on highway and pedestrian safety, in accordance with the objectives of the NPPF and policy ST3 of the CSDP. It was considered that the proposed use was unlikely to give rise to any additional parking demand relative to the existing use as a

hairdressing salon, given the anticipated number of staff and no visiting members of the public. The premises was highly accessible, and whilst it was recognised that there were various parking restrictions in place to Hylton Road and the adjacent Bexley Street, it was considered that deliveries and collections could be safely undertaken given they would be of limited number and duration and would involve 'Transit'-type vans.

In conclusion Members were advised that the proposed change of use was considered acceptable and was therefore recommended for approval subject to the conditions detailed in the report.

The Chairman thanked the Planning Officer for his presentation and invited questions from Members.

The Planning Officer then addressed questions from the Committee regarding the timings and operation of deliveries, implications for highway safety and parking, and bin storage and litter.

The Chairman then welcomed and introduced Councillors Nicholson and G. Smith who were afforded the opportunity to address the Committee and who spoke in objection to the application, citing issues of parking, pedestrian safety, and the security of the premises. Councillors Nicholson and G. Smith then addresses questions from the Committee on their representations.

Consideration having then been given to the application and the Officer recommendation having been put to the Committee, it was:-

3. RESOLVED that the application be approved subject to the conditions as detailed in the report.

Items for Information

Members gave consideration to the items for information contained within the matrix (agenda pages 44-48).

Councillor P. Smith having asked that the Committee received further details in respect of the following applications,

- i) 21/00399/FUL 4 Roker Terrace Sunderland SR 6 9NB - Change of use from residential property to children's care home
- ii) 21/00703/FUL 35 Cartwright Road Sunderland SR5 3DX - Change of use from a single residential use class C3 dwellinghouse to also allow for use as supported living accommodation for two mothers and respective babies with support staff in residence.

It was:-

4. 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. BUTLER
(Chairman)