

At an extraordinary meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 17TH JANUARY, 2019 at 3.45 p.m.

Present:-

Councillor Jackson in the Chair

Councillors Bell, Chequer, Francis, Hodson, Porthouse, Scullion and D. Wilson.

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Essl and Scaplehorn.

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

The Executive Director of Economy and Place submitted a report and circulatory report (copies 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 reports – see original minutes)

18/02070/LP3 – Change of use of tram shelter to Café/Restaurant (Use Class A3), together with various external alterations to building to create enclosed internal space and erection of detached bin store – Seaburn Tram Shelter, Whitburn Road, Seaburn, SR6 9NS

The representative of the Executive Director of Economy and Place outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Francis commented that he was delighted to see the preservation of the building but raised concerns over the waste containment which could attract vandals setting fire to the bins and advised that careful management would be needed.

Councillor Francis advised on the need to be mindful of the spring tides and the structures that would have to be put in place to avoid damage.

In response to Councillor Francis query over the cycle lane and bus stop, the representative from Highways advised that they would look to implement give way plans on either side of the cycle lane.

1. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the nine draft conditions contained within the report.

18/02071/LP3 – Change of use from storage facility (use class B8) to café/restaurant (Use Class A3) together with various external alterations, provision of bin store above existing storage area along with creation of access from A183 – Bay Shelter, Whitburn Bents Road, Seaburn, SR6 8AD

The representative of the Executive Director of Economy and Place outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Francis raised previous comments in relation to the vandalism of bins and also that he was surprised to see the representations on the flood risks as there was no natural protection of the building it would surely suffer the consequences of storms.

Councillor Francis also raised concerns over the ventilation required which could be unsightly and noisy.

Andrew Browning, Principal Planning Officer advised that the Environment Agency provided mapping of flood risks and that it was their conclusion the site was not within a flood risk zone therefore it satisfied all planning guidance.

In relation to the ventilation, a condition was included requiring further details on extraction and such like, so if changes to the appearance of the building was to be made, it may need further planning permission.

2. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the 12 draft conditions contained within the report and Condition 9 and 12 amended as detailed in the circulatory report.

18/02072/LP3 – Erection of 12 no. beach huts within embankment, with associated landscaping – Lower Promenade Between Fat Buddha and Little Italy Restaurant, Whitburn Bents Road, Seaburn, Sunderland

The representative of the Executive Director of Economy and Place outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

Councillor Francis raised concerns again over the effects that the tide would have on the proposal and also queried who would be responsible for the cleaning of the huts.

Suzanne McDermott, Planning Officer advised that the application included a condition for an evacuation strategy and the maintenance of the huts would be managed by the Sunderland Seafront Trust.

In response to Councillor D. Wilson's queries, Ms McDermott advised that the huts would be set within the embankment so would not be visually intrusive and they would be managed by a booking system carried out by Sunderland Seafront Trust.

Councillor Hodson also commented that the booking of the huts needed to be available for all public who wished to use them.

Councillor Francis raised concerns that fly tipping on the space west of the development needed consideration as part of the management plan.

3. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to eight conditions set out in the main report and the additional conditions (No 9 and No 10) as detailed in the circulatory report.

18/02073/LP3 – Change of use from public toilets to café/bar/restaurant (Use Classes A3 or A4), to include various external alterations to existing building and new outdoor seating area to the rear – Pier View Toilet Block, Pier View, Roker, SR6 0RH

The representative of the Executive Director of Economy and Place outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

4. RESOLVED that Members grant consent under Regulation 3 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the 11 draft conditions contained within the report and amended wording as detailed in the circulatory report.

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

(Signed) J. JACKSON,
Chairman