

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)  
SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 29<sup>th</sup> OCTOBER,  
2018 at 4.00 p.m.**

**Present:-**

Councillor Essl in the Chair

Councillors D. Dixon, English, Galbraith, Hodson, Jackson, Porthouse, Scaplehorn, Scullion, P. Smith, Waller, Watson and A. Wilson

**Declarations of Interest**

18/00474/FUL – Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ

Councillor English made an open declaration that he was no relation to the applicants Mr and Mrs English.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors M. Dixon, Mordey and Mullen.

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

The Executive Director of Economy and Place submitted a report (copy 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 Regulations made thereunder.

(For copy report – see original minutes)

**18/00474/FUL – Change of use from residential (C3) for use as pre school play centre (D1) to include two single storey extensions, provision of car parking and associated tree works.**

**Herrington Gate Lodge, Durham Road, Sunderland, SR3 3RJ**

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

The Chairman introduced the applicants Mr Wes English and Mrs Sarah English and welcomed Mrs English to speak in support of her application. She advised that she had previously been a primary school teacher for 12 years and in 2017 had decided to give up work and had decided to do something that would benefit the community. Within the city there were plenty of large soft play facilities however there were not the smaller venues which would give children the opportunity for role play. This venue would provide a small play area hidden amongst the trees which would provide a fantasy world for children to play in as well as allowing them to benefit from the natural setting. She had spoken to around 50 households in the area and they had all been supportive of her application and other parents she had spoken to had said that the city lacked this type of provision. As a mother she had also experienced this herself, having to take the children out of the city to experience this type of play provision. She had worked with the Highways and Planning Officers and there were no highways concerns over the access to the site; the sole reason for refusal being recommended was that in the opinion of one Planning Officer, who had not visited the site, the proposal was disproportionate development within the greenbelt. This was a modest sized extension to an existing building and if she had thought that it was detrimental to the greenbelt or the community then she would not have made the application. She welcomed Members to visit the site.

Councillor D. Dixon stated that he was a St Chad's Ward Councillor and had not received any representations on this application from residents; he had spent a lot of time campaigning against development in the greenbelt and although he could see that the applicants were passionate about this development and that he would love to see this play provision within the area he did not feel that it would be appropriate to go against his previous opinions about development in the greenbelt. Mr English stated that this application was very different to the application for a large number of houses in the area; Mrs English stated that they had bought the property as she wanted her children to be able to experience growing up in a natural environment surrounded by trees and she wanted to be able to give other children these opportunities as well; she did not believe that the proposal would do any harm to the greenbelt.

Councillor Porthouse joined the meeting at this time and having arrived after the start of the discussions around this application he refrained from taking any part in the discussions or decision making for this application.

Councillor Hodson questioned whether the proposals to make the neighbouring West Park a village green would impact on this application and also asked about what special circumstances could allow development in the greenbelt. Councillor D. Dixon stated that there would be no impact on the application from West Park becoming a village green; the representative of the Executive Director of Economy and Place advised that the planning authority gave consideration to any application for development within the greenbelt and that any harm caused by the proposed development would need to be outweighed by other considerations and that this was all set out in the planning policies.

Councillor Hodson then referred to the fact that there were no concerns from Highways even though the application site opened out onto the A690 Durham Road and also to the fact that there had not been any residents objections to this application where there had been a significant local opposition to the housing development at West Park.

Councillor D. Dixon then asked for more information on the special circumstances which could be used to justify development in the greenbelt. The representative of the Executive Director of Economy and Place advised that the special circumstances were set out in the planning policies and they were looked at on a case by case basis.

Councillor Jackson asked how significant the damage to the greenbelt was deemed to be. The representative of the Executive Director of Economy and Place stated that there was a need to look at whether the proposal was an appropriate development and what the impact would be on the openness of the greenbelt. The starting point was that this was inappropriate development as it was within the greenbelt. Mrs English then commented that she kept getting told that the proposal was inappropriate but was not told why the proposal was considered to be inappropriate; she felt that the benefits of the use of the property would outweigh any harm that may be caused.

Councillor English commented that he would normally be against development in the greenbelt however this was a unique application which would give an educational experience to children and would attract people to appreciate the greenbelt.

Councillor D. Dixon moved that the determination of the application be deferred until after a site visit had been undertaken. The Chairman put this motion to the committee and it was:-

1. RESOLVED that determination of the application be deferred to a future meeting of the committee in order to allow a site visit to be undertaken.

**18/00749/FUL – Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.  
The Inn Place, Knollside Close, Sunderland, SR3 2UD**

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

Councillor Hodson asked about the layout of the development and also questioned whether there would be detailing on the visible gables. The representative of the Executive Director of Economy and Place advised that the position of the plant at the Aldi store had been a challenge for the developer and that the layout had two parallel lines of houses with a pathway in front of them; the front of one row would face the rear of the other row which was not ideal but was better than having the front of the row facing the Aldi store. It was expected that there would be rendering details and windows within the visible gable ends as although there were no exact details of house types available it was known that the properties with visible gable ends would be detached properties which were most likely to have such detailing.

Councillor English expressed concerns over the potential increase in traffic from the proposed development; there had already been a number of near misses at the entrance to the Aldi car park and Knollside Close was very narrow. He was also concerned that development would exacerbate the traffic issues on Hall Farm Road.

The Highways Engineer advised that a larger turning head had been required to ensure that service vehicles such as refuse trucks were able to turn around in the site; the traffic generated from the development was considered likely to be less than that created by the former use as a public house.

Councillor English then expressed concerns that this proposal was for more houses to be built in the area but there had still not been an increase in local services such as play provision or doctor's surgeries.

Councillor Porthouse commented that it was pleasing to see that there would be features on the visible gable ends; he felt that there needed to be a fight against blank gable walls in visible locations.

The Chairman then put the officer's recommendation to delegate the decision to the Executive Director of Economy and Place to grant consent subject to the completion of a section 106 agreement to the Committee and with:-

12 Members voting for; and

1 Member voting against

It was:-

2. RESOLVED that the decision be delegated to the Executive Director of Economy and Place, who was minded to grant consent for the reasons set out in the report and subject to the 18 conditions set out therein subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

**18/00825/FUL – Change of use of vacant building to 50 residential units  
Tatham Street Hostel, 3 Tatham Street, Sunderland, SR1 2QD**

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

The Chairman welcomed Councillor McClennan to the committee who was in attendance to speak on the application as a Ward Member for Hendon. Councillor McClennan stated that she was concerned that this proposal could be another back door method of trying to get more hostel/bedsit type accommodation within the Hendon Ward; it was pleasing to see that the proposal was not for this type of accommodation and that there would be restrictions on the property being used as an HMO or hostel in the future. There had been cases where one type of use had been applied for and then the site was used for a different use; only that day she had heard that a previously approved application for a nearby site would now be student accommodation which was not what had been originally approved. There were concerns about who would manage the property and there were also concerns that there would not be sufficient parking. It was a concern for residents that there were so many undesirable uses of properties within Hendon.

The representative of the Executive Director of Economy and Place replied that in order to change the use to an HMO/hostel use there would need to be a planning application submitted for the change of use and that there was a restrictive covenant in place which would be enforced by Housing England which prevented such a use. The management of the property would be by the applicant. The parking was

considered to be sufficient as this was a city centre location which had good public transport links and there was other parking available in the area; it was unlikely that someone requiring parking would move into an apartment which did not have parking.

Councillor Porthouse commented that this and other buildings in the area were fantastic looking buildings which had been blighted by previous issues which had caused problems for the area; it was good to see this application which was a step in the right direction towards regeneration of the area. He had attended the site visit and parking concerns had been raised by Members so it was good to see that the Highways officers had spoken to the applicant and that the parking provision had been improved.

Councillor Hodson welcomed the development as it would result in more residents living in the city centre; he asked for clarification on whether there would be any disabled parking spaces and also whether there would be sufficient bin storage and cycle parking. The applicant replied that the plans shown had been superseded by new plans which had more parking provision which was in a different location in order to improve the highways situation. The representative of the Executive Director of Economy and Place advised that if Members approved the application then there would be liaisons with the relevant departments to ensure that there was suitable bin storage provision.

3. RESOLVED that the application be approved for the reasons set out in the report subject to the 11 conditions set out therein.

#### **18/01295/FUL – Erection of a 4no. bedroom dwelling Land to the Rear of Tudor Grove, Sunderland**

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

4. RESOLVED that the application be refused for the reasons set out in the report.

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

(Signed) M. ESSL,  
Chairman.