

**At a meeting of the DEVELOPMENT CONTROL (NORTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY 5th JUNE, 2018 at
3.45 p.m.**

Present:-

Councillor Jackson in the Chair

Councillors Bell, Foster, Hodson, Porthouse, Scullion and D. Wilson.

The Chairman opened the meeting and welcomed those Councillors who were attending their first meeting as members of the Committee.

Declarations of Interest

Item 3(1) Ref No: 18/00385/FUL – 21 Liddell Court Sunderland SR6 0RH

Councillor Jackson declared an interest in the above matter as the applicant was known to her being a resident in her ward. Councillor Jackson left the meeting room during the consideration of the item taking no part in any discussion or decision thereon.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Chequer, Francis 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 late sheet (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)

The Chairman having declared her interest and left the room, the Vice Chairman, Councillor Bell assumed the Chair for the following item of business.

18/00385/FUL – Application for erection of a timber fence to the front and brick wall to the rear boundary (retrospective) – 21 Liddell Court, Sunderland 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.

Members' attention was also drawn to the late sheet (copy tabled) which contained a letter of objection from the adjoining neighbour at 22 Liddell Court.

The Chairman invited Mr. Will Christiansen, Planner and Economics Consultant at Lichfields to speak on behalf of the applicant, who thanked the Committee for the opportunity to address them and urged members to support the Officer recommendation that the application be approved

1. RESOLVED that planning application be granted approval for the reasons as set out in the report and subject to the condition detailed therein.

Councillor Jackson was re-admitted to the meeting and assumed the Chair.

18/00446/FUL Erection of first floor side extension and single storey extension to the rear – 2A Martindale Avenue Sunderland SR6 8NT

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.

He concluded that the proposed development would lead to a loss of day light and would have an overbearing and oppressive impact upon the adjoining properties which would be contrary to the provisions of the adopted Residential Alterations and Extensions Supplementary Planning Documents and paragraph 17 of the National Planning Policy Framework. In addition the proposed development would not be subservient to the existing dwelling house and would be contrary to Unitary Development Plan policy B2.

In the absence of any material considerations to the contrary, he recommended the refusal of the application.

The Chairman invited the applicant and her representative, Mr Shaun Curran, to address the Committee. The applicant believed that the loss of daylight was not fair comment. She contended that the neighbouring property received full day light and that the Council had failed to carry out a Light Survey. She stated that if anything the neighbouring property shaded her own and advised that her neighbour had not objected to the application. She expressed confusion as to how a neighbouring property had received approval for a similar extension in the past and this application was recommended for refusal. She stated that she would appreciate any assistance or advice in respect of the submission of a scaled down application. Mr Curran contended that under new permitted development rights the application would have been allowed as there had been no objection from the neighbouring property.

The representative of the Executive Director of Economy and Place replied that the new permitted development rights referred to 6 metre single storey extensions where there were no neighbouring objections however Planning Officers had to look at the application as a whole, on its own merits and in the light of the planning guidance applicable at the time.

In response to enquiries from members regarding liaison with the applicant and what assistance could be provided, the representative of the Executive Director of Economy and Place advised that Planning Officers had written to the applicant on the expiry of the consultation period to advise of their concerns and did not bring the application before the Committee as soon as would have been usual. As an objection had been received to the application, Officers had to act in a strictly impartial manner. Members were informed that Officers did offer a pre-planning advice service to assist applicants prior to the submission of a formal planning application.

The Chairman having put the recommendation to the vote, with seven Members voting in favour, no Members voting against and no abstentions, it was:-

2. RESOLVED unanimously that the application be refused for the reasons as set out within the report.

Items for Information

3. RESOLVED that the following item be referred to the Planning and Highways Committee for consideration as it related to an area of public land not in the ownership of the Council which was adjacent to a nesting site for birds of European importance:-

- 18/00609/FU4 – Miller Homes – Development of 64 dwellings along with associated access, landscaping and other ancillary development – Land north of Seaburn Camp, Seaburn, Sunderland.

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

(Signed) J. JACKSON,
Chairman