

At a meeting of the PLANNING AND HIGHWAYS COMMITTEE held in the CIVIC CENTRE on THURSDAY 29th April, 2010 at 4.30 p.m.

Present: -

Councillor Miller in the Chair

Councillors Bell, Charlton, Fletcher, M. Forbes, Francis, E. Gibson, A. Hall, Heron, Scaplehorn, Snowdon, Wood and A. Wright.

Prior to the commencement of the official business of the Committee the Chairman allowed the Members time to read and consider two further letters of objection that had been submitted immediately prior to the meeting by Captain D.W. Green and David Lock Associates respectively in relation to Planning Application 09/04661/LAP.

Declarations of Interest

Town and Country Planning Act 1990 – Sections 198 and 201

The City of Sunderland Tree Preservation Order (no.166) at Land to the West of Irene Avenue, Joan Avenue and Tarn Drive, Sunderland, 2010

The Chairman made an Open Declaration on the basis that he had been asked to look at the trees by the objector but that he had expressed no view on the merits of the proposal and would be considering the matter with an open mind.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball, Copeland, G. Hall, T. Martin, O'Connor, J. Scott, Wakefield and P. Watson

Minutes

1. RESOLVED that the minutes of the meeting of this Committee held on 18th March, 2010 be confirmed and signed as a correct record.

Report of the Meeting of the Development Control (South Sunderland) Sub-Committee held on 30th March, 2010

The report of the meeting of the Development Control (South Sunderland) Sub-Committee held on 30th March, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

3. RESOLVED that the report be received and noted.

Report of the Meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 30th March, 2010

The report of the meeting of the Development Control (Hetton, Houghton and Washington) Sub-Committee held on 30th March, 2010 (copy circulated) was submitted.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

Reference from Development Control (North Sunderland) and (South Sunderland) Sub Committees

Planning Application No. 09/04661/LAP Proposed Construction of Sunderland Strategic Transport Corridor (SSTC) Phase 2 and the New Wear Bridge

The Deputy Chief Executive submitted a report (copy circulated) to set out the issues and material considerations in the assessment of the planning application for the SSTC (Phase 2) project including the New Wear Bridge and to make a recommendation to the Committee on the determination of the planning application.

(For copy report – see original minutes)

Mr Mike Mattok, Technical Manager presented the report and set out the representations received in response to the publicity on the application and their consideration against current national, regional and local planning policy. Mr Mattok put forward the officer's recommendation and a series of conditions which it would be appropriate to impose on any consent granted.

The Chairman then welcomed and introduced Mr. Cansfield, on behalf of Springs Leisure who spoke in opposition to the application with particular reference to the following:-

- Springs do not object to the overall principle of the new bridge but do express a number of concerns:-
- They consider that there has been a lack of direct consultation on the proposals, in particular to establish their needs as one of the most

affected parties. The consultee letters were sent to the vacant property and were subsequently returned causing delay in Springs Leisure being formally notified of the application.

- Loss of direct access to the premises off Wessington Way. They are concerned that the proposed highway arrangements will harm attempts to sell the premises as it would require longer journeys to reach the premises particularly when approaching from the east.
- The scheme is viewed as not being integrated into the existing urban form and in their view results in the separation of communities through cutting off existing movement paths.
- Alternative access arrangements or junction options should have been considered.
- The vacant Springs building currently holds a prominent position from Wessington Way and there were concerns this would be obscured by the proposed landscaping works.

In response, Mr Mattok stated that there had never been direct access from Wessington Way to the Springs property and that access would remain available to the site from Timber Beach Road. Accordingly, it was not considered that the proposed highway arrangements would be prejudicial to the Springs site...

The area would be landscaped resulting in improved views; there was also the advantage of direct access from the South bank.

The Chairman then welcomed and introduced Mr. Abdy, SSTC Project Director who spoke in favour of the application with particular reference to the following:-

- Lengthy public consultation on the proposals had been carried out over several years; in 2008 a large consultation exercise involving 70,000 people took place.
- The Council's estates team had approached the Springs agent with detailed plans of the scheme.
- Springs never had direct access from Wessington Way,
- Access from the South would be greatly improved and connectivity would be maintained from the North.
- The Springs Leisure Building would remain in a highly prominent position.
- A signage scheme during the construction phase would be put in place.

Councillor Francis enquired how many properties would need to be demolished to facilitate the proposed development and was advised by Mr Abdy that no residential properties would be affected but possibly 3 or 4 commercial properties.

Mr Keith Atkinson, Transportation responded to the queries raised in the objection letters from Captain D.W. Green and David Lock Associates respectively.

He advised that the new Wear Bridge proposal required a range of statutory consents, in addition to planning permission. An application had been submitted for consent under The Coastal Protection Act 1949. The Port's Harbour Master had been consulted on the planning application and had raised no objection on navigational grounds.

Councillor Wood referred to the letter from David Lock Associates on behalf of O&H Properties which stated that they considered there was an issue with the quality of the infrastructure and the approach and the alignment of the western link road to provide a setting for the redevelopment of the former Groves site. The letter stated that 'this cannot be dealt with by a Condition as recommended by officers in the report... as a discharge of this condition would not allow for any works outside the application'.

Mr Mattok advised that the line of the road was in the correct position to reflect O & H's land ownership. O & H's alternative proposals would involve slopes that are inaccessible and would potentially involve cars having to reverse in and out of roads. However there was potentially some room for negotiation for amendments to be made within the red line boundary of the application site through a planning condition.

Councillor Wood requested that due consideration was given to signage. He also commented that he would like to have seen the detailed plan of the proposal which was on display at the Committee meeting appended to the Committee report.

5. RESOLVED that consent is granted for the development proposed in planning application no. 09/04661/LAP in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report and subject to the conditions contained therein.

Town and Country Planning Act 1990 – Sections 198 and 201

The City of Sunderland Tree Preservation Order (no.158) at Land at Grindon Hall School, Nookside, Sunderland, 2009

The Deputy Chief Executive submitted a report (copy circulated) concerning an objection received in respect of the above Order.

(For copy report – see original minutes)

Mr Mike Mattok presented the report and advised Members of the background to the making of the provisional tree preservation order, the details of the objection received and the comments of the Deputy Chief Executive in relation to this objection.

In response to a question from Councillor Francis, Mr Mattok advised that in the event the order is confirmed, the protected trees could not be cut down or lopped without the Council's consent. If consent was to be granted at the Council's discretion at a later date, it could be on the condition that the trees would be replaced with new trees on the site and of the same species.

Consideration having been given to the report and the objection received, it was: -

6. RESOLVED that Tree Preservation Order (no.158) at Land at Grindon Hall School, Nookside, Sunderland be confirmed without modification.

Town and Country Planning Act 1990 – Sections 198 and 201

The City of Sunderland Tree Preservation Order (no.166) at Land to the West of Irene Avenue, Joan Avenue and Tarn Drive, Sunderland, 2010

The Deputy Chief Executive submitted a report (copy circulated) concerning an objection received in respect of the above Order.

Mr Mattok requested that the matter be deferred to enable further consideration of the objection received to the order. .

7. RESOLVED that the matter be deferred for consideration at a future meeting of the Committee.

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

(Signed) G. Miller
Chairman.