

**At a Meeting of the DEVELOPMENT CONTROL (SOUTH SUNDERLAND)
SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY 22nd MARCH, 2018
at 4.00 p.m.**

Present:-

Councillor Porthouse in the Chair

Councillors M. Dixon, English, Hodson, Jackson, Kay, Mordey, Smith and Waller

Declarations of Interest

17/02311/FUL & 17/02312/LBC – 40-41 Frederick Street, City Centre, Sunderland, SR1 1LN

Councillor Kay declared that his business had occupied space within the building until 2011 and since then had been based in the property next door; he had not expressed any opinion on the application and would be considering it with an open mind.

17/02418/HY3 – Former Littlewoods Home Shopping Group Ltd, Commercial Road, Hendon, Sunderland, SR2 8QS

Councillor Mordey declared that he had been contacted by local residents and a proposed occupier of the site; he had not expressed any opinion on the matter and would be considering the application with an open mind.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ball 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 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 reports – see original minutes)

**17/02311/FUL – Change of use from offices (B1) to 10 apartments (C3) including demolition of rear extension to create yard and parking area and provision of new windows, roof lights and detached bin store.
40-41 Frederick Street, City Centre, Sunderland, SR1 1LN**

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 commented that it appeared that there would be a high density of flats within the building; he queried whether there would be a high enough standard of living accommodation provided and asked whether the flats would be available on the open market or restricted to students. The representative of the Executive Director of Economy and Place advised that there would not be a restriction on who could live in the flats; the sizes had been looked at to ensure that there was a good standard of amenity provided and it was considered to be acceptable. They were flats with multiple rooms rather than studio apartments. Councillor Hodson then commented that it was good to see that the extension would be removed and timber sash windows reinstated.

Councillor Mordey commented that within Hendon ward there were concerns over the proliferation of bedsits and hostels being created within large buildings such as this; it was good to see that the building was being converted into flats rather than studio apartments.

Councillor Kay stated that it was good to see that the extension was to be demolished and that parking would be provided; he asked whether it could be conditioned to require that the parking remain available for residents of the apartments. The representative of the Executive Director of Economy and Place advised that condition 6 within the main report required the provision of the parking spaces before the flats could be occupied and required that they remain available for parking for residents of the flats.

1. RESOLVED that Members be minded to approve the application for the reasons set out in the report and circulatory report subject to the 7 conditions set out in the report and the amended condition 2 set out in the circulatory report.

**17/02312/LBC – Demolition of rear extension, provision of new windows and roof lights and internal alterations (including provision of en-suites)
40-41 Frederick Street, City Centre, Sunderland, SR1 1LN**

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.

2. RESOLVED that Members be minded to approve the application for the reasons set out in the report and circulatory report subject to the 6 conditions set out therein.

17/02418/HY3 – Hybrid Planning Application comprising of: Full planning permission for the erection of 5728sq metres of B2/B8 and ancillary B1 over two development plots (Plot 1 1859sq metres) and (Plot 2 3869sq metres) with associated access, car parking, landscaping and drainage. Outline planning permission for up to 0.309 ha's of B2/B8 and ancillary B1 (Plot 3), all other matters reserved. (As amended)

Former Littlewoods Home Shopping Group Ltd, Commercial Road, Hendon, Sunderland, SR2 8QS

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.

Members asked for clarification on the access arrangements and the Highways Engineer advised that the access to the site was split across two access points; on Hendon Beach Road there would be a mini roundabout to ensure that traffic accessing the beach would not be adversely affected and there would be traffic lights at the junction on Hendon Beach Road and Commercial Road. It was considered that the local highways network would be able to accommodate the traffic flows.

Councillor Mordey welcomed the development which would bring back into use an industrial site which had been an eyesore for a long time.

3. RESOLVED that Members be minded to grant consent under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons set out in the report and circulatory report subject to the 44 conditions set out therein.

Items for Information

4. RESOLVED that the following site visits be undertaken:-
 - a. 18/00201/LP3 – Land at Gill Bridge Police Station, Gill Bridge Avenue and Eden Street West/Garden Place, City Centre, Sunderland at the request of the Chairman
 - b. 18/00255/FU4 – Land adjacent to Chester Road/Former Pennywell Estate, Pennywell, Sunderland at the request of the Chairman
 - c. 17/01809/OUT – Farrington Social Club and Institute Limited, Anthony Road, Sunderland, SR3 3HG at the request of the Chairman.

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

(Signed) S. PORTHOUSE,
Chairman.