

EXECUTIVE SUB-COMMITTEE FOR PROPERTY

A meeting of the Executive Sub-Committee for Property was held on 21 February 2018.

PRESENT: Councillors C Rooney (Chair), J Brunton Dobson, M Carr, T Harvey, J Rostron, N Walker and L Young.

OFFICIALS: C Bell, J Bromiley, A Carr, D Johnson and C Lunn.

APOLOGIES FOR ABSENCE: Councillor M Thompson.

DECLARATIONS OF INTERESTS

There were no Declarations of Interest.

1 MINUTES OF THE EXECUTIVE SUB-COMMITTEE FOR PROPERTY HELD ON 24 JANUARY 2018

The minutes of the Executive Sub-Committee for Property meeting held on 24 January 2018 were submitted and agreed as a correct record.

2 THE DISPOSAL OF LAND NORTH OF MARTON AVENUE

The Executive Member for Finance and Governance and the Strategic Director of Finance, Governance and Support submitted a report that sought approval to commence disposal and marketing of the sites(s), land North of Marton Avenue, for housing development.

The site known as land North of Marton Avenue had been predominantly allocated in the Housing Local Plan for residential use. Located off Ladgate Lane (B1380), situated at the northern end of Marton Avenue, the site was a vacant, 2.14 hectare (ha) Council-owned site. With an additional 0.76 hectares (ha) of unallocated land available, the site had a gross development area of approximately 2.9 hectares (ha).

The surrounding area was a mix of residential development and open space. The site formed part of an area known locally as Prissick, which contained Middlesbrough Sports Village and a number of recently developed residential sites (e.g. Scholars Rise and Ladgate Park).

Marton Avenue was located to the south of the site and was host to an established housing stock consisting of 1920's detached and semi-detached dwellings. Stewart Park, covering over 120 acres of land, was located across Ladgate Lane to the south of the site. The site was bounded to the east by the Esk Valley (Middlesbrough-Whitby) railway line, and trees ran along the north eastern site boundary that adjoined the railway line.

Ladgate Lane was a main road that linked to Marton Road (A172) to the west and Cargo Fleet Lane (A171) to the east. The site was situated in close proximity to a main bus route, with bus stops close to the site on Ladgate Lane and Marton Road, providing a regular service to local shops and services, as well as the town centre, which was the retail and commercial hub of the Tees Valley. In addition, both the James Cook Rail Station (to the north), which served both the hospital and the surrounding area, and the Marton Rail Station (to the south) were in close proximity to the site.

The report provided information in relation to: Site Information; Site Constraints; Accessibility and Infrastructure Requirements; Development Guidance; Marketing and Disposal Process; and Consultation.

In response to an enquiry regarding potential developers of the two sites, it was explained that Part A of the site would be attractive to large volume housebuilders, whereas Part B of the site would be attractive to smaller scale developers, who may hold more local interest.

A Member made reference to paragraph 47 of the report and queried the evidence that had

been attained in respect of crime levels at Scholars Rise. Following confirmation from the officer that this was anecdotal based, Members agreed that the report should be amended to indicate that this was perceived and not factual.

Members discussed potential pedestrian access between the two sites, also referenced at paragraph 47 of the report. Consideration was given to pedestrian access sites in other areas of the town and the associated advantages and disadvantages of these.

In response to an enquiry regarding concerns that had been raised in respect of traffic generation from the units on site, and the impact upon the wider road network, also at paragraph 47 of the report, it was indicated to Members that these had been received from existing residents of Marton Avenue.

Members requested that it be noted that, following deferral of this item at the 24 January 2018 meeting, the information contained within the report had been updated and was correct.

OPTIONS

No options were discussed as they were not applicable to the report.

ORDERED

1. **That paragraph 47 of the report be amended to indicate that the increase in crime levels at Scholars Rise was perceived and not factual.**
2. **That Executive approves the site (Part A and Part B - as Appendix A) for disposal and marketing, enabling the site to become a residential development with up to 72 dwellings.**

REASON

The decision was supported by the following reason:

The decision to dispose and market the site would result in the land being used for residential development and would result in financial gain for Middlesbrough Council via Capital Receipt, Council Tax and New Homes Bonus.

The decision(s) will come into force after five working days following the day the decision(s) was published unless the decision becomes subject to the call in procedures.