

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 19 December 2014.

PRESENT: Councillors Cole, (Chair), Brunton, Clark, Cox, Harvey (as substitute for P Purvis), J Hobson, McIntyre and Sanderson

OFFICERS: P Clark, R Farnham, S Lightwing and E Vickers

APOLOGIES FOR ABSENCE were submitted on behalf of Councillors P Khan, P Purvis and N J Walker.

DECLARATIONS OF INTERESTS

There were no Declarations of Interest at this point of the meeting.

14/27 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 14 NOVEMBER 2014

The minutes of the Planning and Development Committee held on 14 November 2014 were taken as read and approved as a true record.

14/28 SCHEDULE OF THE REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE

The Head of Planning submitted plans deposited as applications to develop land under the Town and Country Planning Act 1980 and the Head of Planning reported thereon.

SUSPENSION OF COUNCIL PROCEDURE RULE NO 10 - ORDER OF BUSINESS

ORDERED that, in accordance with Council Procedure Rule No 10, the Committee agreed to vary the order of business.

ORDERED that the following applications be determined as shown:

M/FP/0261/14/P - Residential development comprising 164 No dwellings at Low Gill, Gypsy Lane, Nunthorpe for Mr R Baird

The Head of Planning advised that the above application had been identified as requiring a site visit by Members of the Planning and Development Committee. Accordingly a site visit had been held on the morning prior to the meeting.

Full details of the planning application, planning history and the plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan. The Committee was informed that Conditions 11, 12, 13 and 14 in report had been removed.

Neighbourhood consultations had taken place and 257 objections and two letters of support had been received, the details of which were contained in the report and in an addendum tabled at the meeting. A petition objecting to the application containing 231 signatures had also been submitted. Objections had been received from Marton Community Council, Nunthorpe Parish Council and Nunthorpe Community Council. A written objection submitted by the Ward Councillor and Vice Chair of Marton Community Council was tabled at the meeting. There were no objections to the application received from statutory consultees.

An objector, on behalf of residents, elected to address the Committee in objection to the application. The Ward Councillor, two Ward Councillors from neighbouring Wards and a representative of Nunthorpe Parish Council also spoke in objection to the application. The applicant's agent addressed the Committee in support of the application.

ORDERED that the application be **Approved on Condition** subject to the signing of a Section 106 Agreement and the conditions contained in the report.

M/FP/1097/14/P - Erection of 10 No dwellings at land of Gypsy Lane, Marton, Middlesbrough for Thoroughbred Homes Ltd

The Head of Planning advised that the above application had been identified as requiring a site visit by Members of the Planning and Development Committee. Accordingly a site visit had been held on the morning prior to the meeting.

Full details of the planning application, planning history and plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan.

Neighbourhood consultations had taken place and five objections had been received, the details of which were contained in the report and in an addendum tabled at the meeting. There were no objections to the application received from statutory consultees.

An objector elected to address the Committee in objection to the application. The Ward Councillor from a neighbouring Ward also spoke in objection to the application. The applicant's agent addressed the Committee in support of the application.

ORDERED that the application be **Approved on Condition** subject to the conditions contained in the report.

M/FP/1081/14/P - Erection of 1 No dwelling with attached double garage at rear of 188 Guisborough Road, Nunthorpe, Middlesbrough for Mr P Kiss

The Head of Planning advised that the above application had been identified as requiring a site visit by Members of the Planning and Development Committee. Accordingly a site visit had been held on the morning prior to the meeting.

Full details of the planning application, planning history and plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan.

Neighbourhood consultations had taken place and nine objections had been received, the details of which were contained in the report and in an addendum tabled at the meeting. There were no objections to the application received from statutory consultees. However, Highways noted some reservations regarding the increase in traffic using the access which were detailed in the report.

An objector elected to address the Committee in objection to the application. The Ward Councillor also spoke in objection to the application.

ORDERED that the application be **Refused** for following reason:

The proposed dwellinghouse is considered unsatisfactory because the additional accommodation proposed by the submitted scheme would create additional traffic as compared to the previously approved dwellinghouse. The traffic would of necessity then utilise an access with reduced visibility at the junction with Stokesley Road and this would be to the detriment of road safety, all of this in conflict with Policy DC1 (test d - highway safety) in the Council's Local Development Framework.

INFORMATIVE

Planning permission was refused for the development because it was not in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 or the policies of the Middlesbrough Development Plan set out below or all material considerations, including Supplementary Planning Documents (SPD) and the particular circumstances summarised

below:-

DC1 - General Development
CS5 - Design
CS4 - Sustainability
CS9 - Housing supply
Nunthorpe Design Statement SPD

In reaching this decision the Planning and Development Committee were mindful of the particular circumstances of this application, namely that having carried out a Committee site visit, Members were fully conversant with the details of the development and in particular the characteristics of the existing access point to the private drive which affords access to the application site. Having seen for themselves the visibility splay and nature of Stokesley Road, Members considered that the proposed scheme would create additional traffic in comparison to the previously approved two bedroom dwelling on the site. The additional traffic likely to be generated by the proposed four bedroom dwelling and double garage, would compound the unsatisfactory nature of the existing access point and the reduced visibility on Stokesley Road, to the detriment of highway safety. The application was, therefore, refused.

M/FP/1073/14/P - Single storey extension at rear (demolition of existing conservatory) at 16 Rosemoor Close, Marton-In-Cleveland, Middlesbrough for Mr G Horner

The Head of Planning advised that the above application had been identified as requiring a site visit by Members of the Planning and Development Committee. Accordingly a site visit had been held on the morning prior to the meeting.

Full details of the planning application, planning history and plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan.

Neighbourhood consultations had taken place and one objection had been received, the details of which were contained in the report, with additional comments in a copy of an email tabled at the meeting.

The applicant elected to address the Committee in support of his application.

ORDERED that the application be **Approved on Condition** subject to the conditions contained in the report.

M/FP/1084/14/P - Hybrid application in full, for conversion of Central Lodge to an educational facility including equine facilities, horsewalker and potting shed and in outline for refectory, orangery and glasshouses, with listed building consent application for those works relating to the Central Lodge and demolition where necessary at Stewart Park Central Lodge, The Grove, Middlesbrough for Askham Bryan College

Full details of the planning application, planning history and plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan.

Neighbourhood consultations had taken place and no objections had been received.

ORDERED that the application be **Approved on Condition** subject to the conditions contained in the report.

M/OUT/1196/14/P - Outline permission for non-food retail development at Site L, Coulby Newham Way, Coulby Newham, Middlesbrough for Jomast Developments

Full details of the planning application, planning history and plan status were outlined in the

report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework, the Local Development Framework and the Housing Local Plan.

The proposal was in outline only and was for use of the land for non-food retail purposes.

Neighbourhood consultations had taken place and no objections had been received. There were no objections to the application received from statutory consultees. However, Environmental Health and Highways reserved their comments until the detail stage.

ORDERED that the application be **Approved on Condition** subject to the conditions contained in the report.

14/29

APPLICATIONS APPROVED BY THE HEAD OF DEVELOPMENT AND PLANNING

The Head of Planning submitted details of planning applications which had been approved to date in accordance with the delegated authority granted to him at Minute 187 (29 September 1992).

NOTED