

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 12 June 2015.

PRESENT: Councillors Cole, (Chair), Bloundele, Cox, Higgins, J Hobson, McGloin, McIntyre, Shan and Walters

OFFICERS: A Hughes, S Lightwing and E Vickers

APOLOGIES FOR ABSENCE were submitted on behalf of Councillor P Purvis.

DECLARATIONS OF INTERESTS

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

15/1 MINUTES - PLANNING AND DEVELOPMENT - 10 APRIL 2015

The minutes of the meeting of the Planning and Development Committee held on 10 April 2015 were taken as read and approved as a true record.

15/2 SCHEDULE OF THE REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**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/0150/15/P - Variation of Condition 2 of M/FP/0884/13/P to allow opening hours from 10 am to 11 pm daily (Monday to Sunday) at 3-5 Otterburn Gardens (Gs Golden Chippy), Middlesbrough, for Mr Gurdip Keala

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 and the Local Development Plan.

Neighbourhood consultations had taken place and one letter of objection was received from 2 Otterburn Gardens. There were no objections to the application from statutory consultees. A letter was received from the Ward Councillors for Kader Ward and further clarification had been provided with regard to the specifics of this application. No further correspondence was received from the Ward Councillors.

The applicant's representative addressed the Committee in support of the application. A resident addressed the Committee in objection to the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report.

M/FP/0390/15/P - Retrospective conversion of garage to form annex to existing dwelling including the raising of roof height and additional windows at 80 The Avenue, Linthorpe, Middlesbrough for Mr Majid Mossa

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 retrospective proposal was received following a complaint regarding works to the

rear outbuilding of the property. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework and the Local Development Framework.

Neighbourhood consultations had taken place and five representations in objection to the proposals had been received, details of which were contained in the submitted report. There were no objections to the application from statutory consultees although Transportation had concerns regarding the loss of the garage and parking provision.

An Addendum Report was tabled at the meeting which referred to receipt of three further letters of objection received, although the contents of the objections did not raise any further points to those objections already detailed and analysed. In addition, it had been brought to the Local Planning Authority's attention that the building on site did not represent that depicted on the submitted drawing. The window opening to the northern elevation had been re-positioned. As such, it was now considered that the unacceptable impact on 78 The Avenue had been resolved and the development was now acceptable, subject to the finishing materials.

A resident addressed the Committee in objection to the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report and the following additional conditions:

- 1) Notwithstanding any details submitted on the development hereby approved, accurate details of the building identical to that constructed shall be submitted to and approved in writing by the local planning authority before first occupation of the building and any further alterations be subject to a planning permission.
- 2) The development hereby permitted shall be finished using a textured render system in accordance with a programme of works to be submitted to and approved by the local planning authority. The programme of works shall include the proposed colour and texture pattern of the system. This programme and works shall be submitted to and approved by the local planning authority and completed prior to the first occupation of the building, and any further revisions to the plans thereafter shall be the subject of a further formal planning application to be determined accordingly.
- 3) The building to which this permission relates shall only be occupied by person(s) who have a direct relationship to the occupiers of the host dwelling known as 80 The Avenue and shall only be for the purposes ancillary to the residential use of 80 The Avenue and the residential unit as approved shall not be physically severed at any time from the host planning unit.
- 4) The opaque glazing shown on the southern elevation shall be retained at all times and shall not be clear glazed at any time in the future.

M/OUT/0025/15/P - Erection of 9 no terraced dwellings with associated parking (demolition of existing garages) at land between Rochester Road and Eastbourne Road, Middlesbrough for Mr L White

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 and the Local Development Framework.

Neighbourhood consultations had taken place and whilst there had been several enquiries in relation to the application, no formal objections to the proposals had been received. There were no objections to the application from statutory consultees although the Fire Brigade had stipulated that access and water supplies must meet Part B Volume 1 of the Building

Regulations.

The Ward Councillor addressed the Committee and spoke in support of the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report.

15/3

PLANNING APPEAL

The Assistant Director Organisation and Governance submitted a report to advise Members of the findings of the Inspector appointed by the Secretary of State for Environment, Transport and the Regions, with regard to the following planning appeals:-

Appeal Ref: APP/W0734/A/14/2229257 - 9 Oakfield Gardens, TS7 9RH (M/FP/0864/14/P) - Appeal Dismissed

Appeal Ref: APP/W0734/D/15/3005702 - 90 Woodlands Road, TS1 3BP (M/FP/1175/14/P) - Appeal Dismissed

Appeal Ref: APP/W0734/D/15/3007952 - 4 Virginia Gardens, TS5 8BT (M/FP/1114/14/P) - Appeal Dismissed

Copies of the decision notices in respect of the above appeals were attached at Appendices A, B and C to the report for Members' information.

ORDERED that the report and its contents be noted.

15/4

APPLICATIONS APPROVED BY THE HEAD OF 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).

In response to a request by a Member of the Committee, the Head of Planning provided further details in relation to a Reserved Matters application for the erection of 9 no dwellings at Land at Lower East Street (Urban Pioneers), M/RES/1223/14/P.