

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 14 August 2015.

PRESENT: Councillors J G Cole, (Chair), Councillors Bloundele, Cox, J Hobson, McGloin, McIntyre, P Purvis, Rostron (as substitute for Higgins), Shan and Walters

OFFICERS: L Henman, A Hughes, S Lightwing and E Vickers

APOLOGIES FOR ABSENCE were submitted on behalf of Councillor Higgins.

DECLARATIONS OF INTERESTS

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

15/8 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 17 JULY 2015

The minutes of the Planning and Development Committee held on 17 July 2015 were taken as read and approved as a true record.

15/9 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 1990 and the Head of Planning reported thereon.

SUSPENSION OF COUNCIL PROCEDURE RULE NO 5 - ORDER OF BUSINESS

ORDERED that, in accordance with Council Procedure Rule No 5, the Committee agreed to vary the order of business.

ORDERED that the following applications be determined as shown:

M/FP/0794/15/P - Change of use from retail (A1) to amusement arcade (sui generis) at 434 Marton Road, Middlesbrough for Mr C Wharton

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 individual objections to the application were received from seventeen local residents and three Ward Councillors. In addition two petitions objecting to the application had been received. One petition was from local residents and the other from the Methodist Church. The Middlesbrough Council Planning Policy service stated that there were grounds to refuse the application and the Highways Service had concerns regarding parking in the area. The Head of Planning advised that a response had also been received from the Police, outlining their concerns in objection to the application.

The applicant's agent addressed the Committee in support of the application. A resident addressed the Committee on behalf of a number of residents in objection to the application. Councillors Higgins and C Rooney, Ward Councillors, also spoke in objection to the application.

ORDERED that the application be **Refused** for the reason set out in the report.

M/FP/0798/15/P - Single storey extension at rear pitched roof to garage and revised dormer to side at 272 Acklam Road, Middlesbrough for Mr Ghaffar

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 and the Local Development Framework.

The application had been submitted in order to regularise additional building works which were not carried out in accordance with M/FP/0166/14/P and to seek approval for a sunroom extension at the end of the kitchen.

An application for a rear extension, which would form a twin development with 272 Acklam Road, had been received from 274 Acklam Road for consideration by the Committee. Both rear extensions had been designed by the same architect and were of similar proportions.

Neighbourhood consultations had taken place and an objection to the application had been received from the occupier of 270 Acklam Road.

The occupier of 270 Acklam Road addressed the Committee and spoke in objection to the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report; subject to the addition of a condition that the glass in the dormer should be opaque as follows:

1. The window in the proposed dormer at second floor level, facing north, shall be rendered opaque and the works of installation of that opaque glazing shall be carried out within two months of the date of this planning permission. The date of installation of the opaque glazing shall be confirmed in writing to the local planning authority.

Reason: To ensure the requisite glazing is installed within a reasonable timescale and in the interests of the amenity of the adjoining occupier.

M/FP/0799/15/P - Single storey extension at rear (demolition of existing garage) at 274 Acklam Road, Middlesbrough for Mr Malik

Full details of the planning application 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.

An application for a rear extension, which would form a twin development with 274 Acklam Road, had been received from 272 Acklam Road for consideration by the Committee. Both rear extensions had been designed by the same architect and were of similar proportions.

Neighbourhood consultations had taken place and no objections had been received. The two neighbours (number 274 and 272 Acklam Road) were creating a twinned development which negated the impact on either one of them.

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

M/FP/0877/15/P - Erection of 8 no flats with associated access, landscaping and boundary enclosures at Plot between 3 and 5 Thornfield Road, Middlesbrough for Mr N Din

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 five residents had submitted comments, four of which were in objection to the application. The statutory consultees had offered no objections to the application. Highways Service had highlighted that the parking spaces did not meet the required standard of 12 spaces for 8 flats.

It was noted that a tree survey by a qualified arboriculturist had been completed to identify any trees worthy of retention. A Fir Tree situated along the northern boundary of the site would be retained and a number of new trees would be planted at the front of the site to offset the loss of other trees on the site.

The applicant's agent addressed the Committee and spoke in support of the application.

A Member voiced concern in relation to the arrangements for car parking and further details of the proposed landscaping were requested.

ORDERED that the application be **Deferred** to allow further details of the car parking area and landscaping to be presented to the Committee for consideration.

M/RES/0801/15/P - Reserved matters application for erection of 1 no dwelling at Plot 4, De Brus Park, Middlesbrough for Mr S Owen

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 one objection to the application had been received. The statutory consultees had offered no objections to the application.

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

M/RES/0896/15/P - Reserved matters application for erection of 1 no dwelling with detached garage at Plot 1, De Brus Park, Brass Castle Lane, Middlesbrough for Mr D Harrison

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 one objection to the application had been received. The statutory consultees had offered no objections to the application.

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

M/RES/0810/15/P - Reserved matters application for erection of 1 no dwelling at Plot 3, De Brus Park, Middlesbrough for Mr A James

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 one objection to the application had been received. The statutory consultees had offered no objections to the application.

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

M/FP/0697/15/P - Erection of single storey rear extension, dormer window at rear, and formation of first floor balcony at rear at 4 Dixons Bank, Middlesbrough for Mr C Currie

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 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 three objections to the application had been received. The statutory consultees had offered no objections to the application.

In response to the objections, the applicant had superseded the plans, adjusted the location of the extension and removed the first floor balcony.

ORDERED that the application, be **Approved on Condition with a condition referring to the superseding plans** for the reasons set out in the report.

15/10

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).

NOTED