

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 17 July 2015.

**PRESENT:** Councillors J G Cole (Chair); S E Bloundele (Vice-Chair), P Cox, T Higgins, J Hobson, L McGloin, F McIntyre, P Purvis, A Shan and M Walters

**OFFICERS:** B Carr, L Chambers, A Hughes and E Vickers

**APOLOGIES FOR ABSENCE** There were no Apologies for Absence received..

**DECLARATIONS OF INTERESTS**

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

**1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 12 JUNE 2015**

The minutes of the Planning and Development Committee held on 12 June 2015 were taken as read and approved as a true record.

**2 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/0417/15/P - Erection of 4no supported living units at rear of existing care home at Woodlands, 52 Church Lane, Middlesbrough for Mr P Chawner**

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.

Neighbourhood consultations had taken place and objections to the application were received from the occupiers of 30 and 31 Heather Drive, 7 Embleton Avenue, 43 Church Lane and Acklam Community Council. The statutory consultees had no objections subject to certain conditions being placed on the planning permission, if it was approved.

The applicant addressed the Committee in support of the application. A resident addressed the Committee on behalf of a number of residents present at the meeting in objection to the application. The Ward Councillor (Councillor Dean) spoke in objection to the application.

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

**M/FP/0494/15/P - Erection of 1no dormer bungalow with attached single garage and stores 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 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.

Neighbourhood consultations had taken place and objections to the application had been received from the occupiers of 1, 3, 5, 15 and 17 Stokesley Road and the occupier of 190 Guisborough Road. Nunthorpe Community Council and Nunthorpe Parish Council had also objected to the application. The statutory consultees had offered no objections to the application.

The Head of Planning advised Members that an additional condition had been added to those outlined in the report which stated that no other improvements shall be carried out to the scheme without first obtaining approval from the Planning and Development Committee.

Mr Barker from Prism Planning elected to address the Committee on behalf of the applicant in support of the application.

**ORDERED** that the application be **Approved on Condition** for the reasons set out in the report subject to the rewording of Condition No 1:

The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 29 April 2015 as superseded by plans 18 June 2015 and shall relate to no other plans. Any proposals for revisions to the approved plans shall be the subject of a further formal planning application which shall be submitted to and be determined by the local planning authority before any further works proceed.

**M/FP/0661/15/P - Erection of one and half storey dwelling with integral garage (demolition of existing garage and annex) at 97 The Grove for Mr Khawer Din**

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.

Neighbourhood consultations had taken place and objections to the application had been received from the occupier of 98 The Grove. Marton Community Council had previously objected to the application. The statutory consultees had offered no objections to the application.

The applicant's agent elected to address the Committee in support of the application. The occupier of 98 The Grove 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/0599/15/P - Erection of porch to front of community centre at Community Centre, Stainsby Road, Middlesbrough for Mr M Mousa**

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.

Neighbourhood consultations had taken place and no objections to the application had been received.

The Ward Councillor (Councillor Taylor) spoke in support of the application.

**ORDERED** that the application be **Refused and Enforcement Action Authorised** for the reasons set out in the report.

**M/FP/0705/15/P - Erection of block comprising 3no Hot Food takeaways (A5) (demolition of existing toilet block) at Parkway Centre, Dalby Way, Middlesbrough for Mr A Sadique**

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.

Neighbourhood consultations had taken place and an objection to the application had been received from the occupier of 28 Paddock Wood and the Community Council. The statutory consultees had offered no objections to the application.

A representative of the applicant elected to speak in support of the application.

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

**M/FP/0564/15/P - Erection of 1 no dwelling with associated farm buildings, with associated access and ancillary caravan at Searchlight Farm, Nunthorpe, Middlesbrough for Mr and Mrs Wilson**

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.

Neighbourhood consultations had taken place and Nunthorpe Parish Council had initially objected regarding the proposed drainage arrangements. The drainage had since been revised and a superseding Design and Access Statement had been submitted detailing the changes. The Parish Council had been subsequently advised that the Environment Agency had no objections to the drainage arrangements. The statutory consultees had offered no objections to the application, however Cleveland Police had required that the development comply with secure by design requirements.

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

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

**M/FP/0614/15/P - Erection of 1no dormer bungalow with detached garage and landscaping (demolition of existing garage) at 20 Fountains Drive for Mr T Lawton**

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.

Neighbourhood consultations had taken place and no objections to the application had been received. The statutory consultees had offered no objections to the application.

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

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

**M/RES/0616/15/P - Reserved matters application for erection of a 1no two storey**

**dwelling with attached triple garage at Plot 5 De Brus Park, Middlesbrough for Mr L Spencely**

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.

Neighbourhood consultations had taken place and an objection to the application had been received from the occupier of 11 De Brus Park. 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/0456/15/P - Temporary change of use from general industrial (B2) to non residential institution (D1) at 12 Cannon Park Way, Middlesbrough for Mr Ali Luft**

An impromptu site visit to the application site 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.

Neighbourhood consultations had taken place and no objections 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.

**3 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**