

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 11 September 2015.

PRESENT: Councillors S E Bloundele (In the Chair), P Cox, T Higgins, J Hobson, L Lewis, L McGloin, P Purvis and M Walters

OFFICERS: B Carr, P Clarke, L Dalby and R Farnham

APOLOGIES FOR ABSENCE Councillor J G Cole, Councillor F McIntyre, Councillor A Shan.

DECLARATIONS OF INTERESTS

There were no Declarations of Interests made by Members at this point of the meeting.

1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 14 AUGUST 2015

The minutes of the Planning and Development Committee held on 14 August 2015 were taken as read and approved as a correct 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/OUT/0918/15/P - Outline application for residential development at Land East of Hemlington Lane, Middlesbrough for Mr D Velemir

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 4 objections to the application were received from residents. Three of the four objections received from residents had been received after the report had been circulated and the Head of Planning outlined the substance of the objections. Tees Valley Wildlife Trust and Councillor Arundale had also objected to the application, the details of which were contained within the report. The statutory consultees had offered no objections to the application subject to certain conditions being placed on the planning permission, if it was approved.

A resident addressed the Committee on behalf of a number of residents present at the meeting in objection to the application. Members raised concerns regarding traffic, ecological and arboricultural issues. The Principal Traffic Engineer advised that the Highways Department would want to see a detailed layout plan showing the proposed alterations to the Ladgate Lane/Hemlington Lane junction when the reserved matters application was submitted to ensure that the Council was satisfied that there were no adverse implications on the operation of the local highway network in terms of either road safety or capacity. It was confirmed that the ecological survey would be carried out prior to the reserved matters application being submitted.

The Chair advised that given the concerns raised by Members, the reserved matters application should be dealt with by Planning and Development Committee, rather than as a delegated decision. A Member requested that the details of the three objections received after the report had been circulated, be included in the reserved matters application when it was submitted to Committee.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report, but that the reserved matters application be submitted to full Planning and Development Committee for consideration.

M/RES/0808/15/P - Reserved matters application for 375 no. dwellings, roads, access, landscaping and associated works at Cleveland Police Headquarters, Ladgate Lane, Middlesbrough for Mr A McVickers

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 five objections to the application were received and three letters seeking further information, the details of which were included within the report. The Head of Planning advised that these objections had been dealt with when the Outline application had been submitted to Committee.

The Council was currently holding discussions with the developer regarding noise from the Parkway, but this could be dealt with by placing a condition on the planning permission, if granted. The statutory consultees had been consulted and the Secure by Design group had objected to the application. Councillor Arundale had raised concerns regarding the effect of the development on traffic congestion and concerns regarding the cutting down of trees.

The applicant addressed the Committee in support of the application. An objector 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/0843/15/P - Two storey extension at side/rear, single storey extension at rear at 1 Oldford Crescent, Middlesbrough for Mr M Nazir

The Chair advised that the applicant had requested that the above application be deferred to the next meeting of the Planning and Development Committee.

ORDERED that the above application be **Deferred** to the next meeting of the Committee.

M/FP/0654/15/P - 6 no. two storey terraced dwellings, conversion of existing building into 4 no. single storey terraced dwellings and conversion of 1st floor offices into 6 no. flats, with associated access and boundary treatments at 1 Burlam Road, Middlesbrough for The Din Riaz Pension Fund

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 subject to certain conditions being placed on the planning permission, if it was approved. The Highways Department had however commented that the proposal to include 49 car parking spaces was inadequate and as a consequence the number of car parking spaces had been increased by five to 54.

The applicant addressed the Committee in support of the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report subject to the amendment to Condition 1 as follows:

Condition 1 - amended to include the superseding plan

M/FP/0753/15/P - Garage roof terrace at 21 Burlam Road, Middlesbrough for Mrs M Scott

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 one letter of objection to the application and nine letters of support for the proposal were received, the details of which were included within the report.

ORDERED that the application be **Refused** 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 & 5 Thornfield Road, Middlesbrough for Mr N 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.

The application had been considered at the previous Planning & Development Committee and Members had requested additional information with regard to parking and landscaping to the front of the site and some visuals of what the development would look like, and as a consequence the application was subsequently deferred. The applicant had produced the information requested above.

Neighbourhood consultations had taken place and four letters of objection to the application and one comment had been received, the details of which were included within the report. The statutory consultees had offered no objections to the application, subject to certain conditions being placed on the planning permission, if it was approved.

The applicant's agent elected to address the Committee and spoke in support of the application and in response to a query from a Member of the Committee, confirmed the arrangements for re-planting of trees.

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

M/FP/0919/15/P - Erection of 4 storey building (cluster arrangements per floor 12 no. units) with associated access at 214 - 216 Marton Road, Middlesbrough for Mrs Seema Jagota

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, subject to certain conditions being placed on the planning permission, if it was approved.

The applicant's agent elected to address 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.

M/FP/0977/15/P - Single storey care home (5 no. detached building units) with associated car parking and landscaping at Land North of Hemlington Village Road, Hemlington, Middlesbrough for Mr N Corrado

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, subject to certain conditions being placed on the planning permission, if it was approved.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report subject to the following:

Amended condition 4:-

With the exception of Tree No. T2 and Hedgerow H1, all landscaping must be carried out in accordance with the approved landscaping scheme and undertaken during the first planting season following completion ready for occupation of the development. If within a period of five years from the date of the planting of any landscaping that landscaping, or any landscaping planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another planting of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory form of development and the avoidance of doubt.

Additional condition:

Prior to occupation of the development hereby approved, a scheme showing removal of Tree T2, retention of hedge H1 as identified on the approved landscaping plan and provision of additional replacement trees shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

M/FP/0915/15/P - Erection of one pair semi-detached and 4 no. detached dwellings, with access, landscaping and associated boundary works at Land between 16 - 18 Cambridge Road, Linthorpe, Middlesbrough for Dr H Mohammed

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 one letter of objection to the application and five comments with regard to the proposal were received, the details of which were included within the report.

The applicant addressed the Committee in support of 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