

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 6 November 2015.

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

OFFICERS: B Carr, A Hughes, E Vickers and P Wilson

APOLOGIES FOR ABSENCE Councillor T Higgins.

DECLARATIONS OF INTERESTS

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

1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 9 OCTOBER 2015

The minutes of the Planning and Development Committee held on 9 October 2015 were taken as read and agreed 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/FP/1132/15/P - Change of use from retail (A1) to hot food takeaway (A5) at 408 Linthorpe Road, Middlesbrough for Teesside Estates 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 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 6 letters of objection to the application including an objection from the resident that lived above the property, together with a petition containing 55 signatures in objection to the proposal were received, the details of which were contained within the report. The Community Protection and Streetscene Departments had offered no objection to the application subject to certain conditions being placed on the planning permission if Members chose to grant the application.

The applicant chose to address the Committee in support of the application. An objector addressed the Committee on behalf of a number of residents in objection to the application.

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

M/FP/0994/15/P - Variation of condition 1 of M/FP/1097/14/P to substitute house type at Land at Gypsy Lane, Marton, Middlesbrough for Mr N Tutty.

The Head of Planning advised that the above application had been considered at the Planning and Development Committee held on 9 October 2015 where Members had decided to defer

the application in order to enable the Committee to carry out a site visit prior to determining the application. 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 four objections to the application had been received. There were no objections from statutory consultees.

The applicant chose to address the Committee in support of the application. Two objectors addressed the Committee on behalf of a number of residents in objection to the application.

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

M/FP/1184//15/P - Extensions to existing single storey garage, alterations to elevations at 22 Cotherstone Drive, Acklam, Middlesbrough for Mrs A Dawson

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 10 objections to the application had been received, together with a petition in support of the application with 19 signatures from 11 properties, the details of which were contained within the report. The Lead Petitioner had also submitted an individual letter of support for the application. There were no objections from statutory consultees.

The Committee was advised that to enable consideration of the footpath to be closed, the applicant would first have to obtain planning permission for the extension to the garage.

The applicant elected to address the Committee in support of the application and suggested that the Committee might benefit from visiting the application site, prior to determining the application.

An objector addressed the Committee on behalf of a number of residents in objection to the application.

ORDERED that the application be **Deferred** to enable Members of the Planning and Development Committee to carry out a site visit, prior to determining the application.

M/FP/1238/15/P - Single storey extension to rear/side at 9 The Grove, Brookfield, Middlesbrough

The Head of Planning advised that as the application had been submitted by an officer currently working at the Council, 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 had been received, the detail of which was contained within the report. There had been no objections received to the application from the statutory consultees.

The Head of Planning pointed out that as the planning application was received from an officer of the Council, the Planning Officer had not made any recommendations with regard to the outcome of the application.

The applicant chose to address 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/1084/15/P - Single storey extension at rear/side and detached store room to rear at 4 Virginia Gardens, Brookfield, Middlesbrough for Mr S Singh

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 three objections to the application had been received. A further comment had been passed on to the Planning Officer by the Ward Councillor on behalf of the resident residing at 1 Canton Gardens. There were no objections from statutory consultees.

The Ward Councillor, Councillor Blyth, addressed the Committee on behalf of a number of residents in objection to the application.

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

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 appeal:

Appeal Ref: APP/W0734/D/15/3081115 - M/FP/0279/15/P - 8 Moor Park, Middlesbrough, TS7 0JJ - Appeal Allowed

A copy of the decision notice in respect of the above appeal was attached at Appendix A to the report.

ORDERED that the report and its content be noted.

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).

NOTED

5 **ANY OTHER BUSINESS - TRAINING**

The Head of Planning advised that there was a requirement for further training for Members of the Planning and Development Committee. It was proposed that the training would be held immediately following the Site Visits on 4 December 2015. The number of Site Visits for that Committee would be kept to a minimum in order to facilitate the training.

NOTED