

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 8 April 2016.

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

OFFICERS: R Farnham, S Lightwing and E Vickers

APOLOGIES FOR ABSENCE were submitted on behalf of Councillors McGloin, P Purvis and Shan.

DECLARATIONS OF INTERESTS

There were no declarations of interest at this point of the meeting.

1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 4 MARCH 2016

The minutes of the Planning and Development Committee meeting held on 4 March 2016 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/FP/0117/16/P - CONVERSION OF EXISTING TWO STOREY STABLE HOUSE INTO THREE STOREY STUDENT ACCOMMODATION AT REAR 4-8 FERN STREET FOR MR ABDULSALAM AHMED

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 four objections had been received. There had been no objections received to the application from Statutory Consultees, however, Highways had noted there were no parking facilities on site.

The applicant elected to address the Committee in support of the application. The Ward Councillor and a resident spoke in objection to the application.

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

M/FP/0046/16/P - ERECTION OF 1 NO. DORMER BUNGALOW AT LAND BETWEEN OAKFIELD HOUSE AND 1 OAKFIELD GARDENS, ORMESBY ROAD, MIDDLESBROUGH FOR MR C DAGGETT

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. It was noted by Members that the footprint of the proposed dwelling had been marked out with pegs in a different location to that shown

on the submitted plans.

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 Head of Planning tabled an Addendum Report following receipt of further comments and two documents by an objector to the proposal in relation to the potential impact upon their property and the 25 and 45 degree rules for assessing impact on windows. Copies of both documents were also tabled at the meeting.

Neighbourhood consultations had taken place and four objections had been received.

An objector spoke in objection to the application.

ORDERED that the application be **DEFERRED** to allow further discussion with the applicant in relation to the submitted plan.

M/FP/0082/16/P - HYBRID APPLICATION FOR RESIDENTIAL DEVELOPMENT CONSISTING OF FULL PLANNING CONSENT FOR 124 DWELLINGS WITH ASSOCIATED WORKS AND OUTLINE PERMISSION FOR AN AREA OF 42.92ha AT LAND AT HEMLINGTON GRANGE FOR MRS J WALKER

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 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 was a hybrid application which sought outline planning consent for the wider site for residential dwellings, access from Stainton Way, and landscape and drainage strategies, as well as full planning consent for part of phase one which incorporated 124 no. dwellings.

The development had been the subject of extensive pre-planning consultation on both planning and highways matters and the application contained a Transport Assessment and a Travel plan which examined the sustainability of the development as well as the effect on the surrounding highway network.

Neighbourhood consultations had taken place and one letter of objection and one comment had been received. Northumbrian Water had no objection to the application, subject to a condition to deal with foul and surface water. There were no objections from the other Statutory Consultees.

The applicant spoke in support of the application.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report, subject to some minor amendments agreed by the applicant prior to the meeting.

M/FP/0174/16/P - CHANGE OF USE FROM OFFICES (B1) TO HOTEL (C1) AND RESTAURANT (A3) AND EXTERNAL ALTERATIONS AT 87-91 ALBERT ROAD FOR MR R WILLIAMS

The Head of Planning advised that the application was brought to Members for information. In order for contracts to be signed, which accelerated the construction work, it had been necessary to deal with the application under the delegation process as soon as possible after the consultation period ended.

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 had been received. There were no objections from the Statutory Consultees.

NOTED

M/ADV/0230/16/P - VARIOUS ILLUMINATED AND NON-ILLUMINATED SIGNS INCLUDING FASCIA SIGNS, HANGING SIGNS, DIRECTIONAL SIGNS AND MENU UNITS AT KFC DRIVE THRU, COULBY NEWHAM FOR MR S GALL

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 objection had been received. There were no objections from the Statutory Consultees.

ORDERED that the application was **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 No 187 (29 September 1992).

The Head of Planning provided further information in relation to the following applications:

M/FP/0045/16/P - CHANGE OF USE FROM HOTEL (C1) TO RESIDENTIAL (C3) AT 258 MARTON ROAD

This application for a change of use was a permitted use and therefore did not require planning permission. The application was to convert the property into 300 one bedroom flats and 21 studio flats.

M/FP/0103/16/P - CHANGE OF USE FROM D1 (NON-RESIDENTIAL INSTITUTION) TO A1 (RETAIL) AT 10-12 CENTRE MALL, THE CLEVELAND CENTRE

The Head of Planning explained that the unit had previously had a health related use.

M/OUT/1454/15/P - OUTLINE PLANNING APPLICATION FOR MIXED USE DEVELOPMENT CONSISTING OF GROUND FLOOR COMMERCIAL/RETAIL (A1, A2, A3, A4, A5) AND RESIDENTIAL ACCOMMODATION OF 55 NO BEDS AT LAND ADJACENT TO 234 LINTHORPE ROAD

The Head of Planning highlighted that this was an outline application and a detailed planning application would need to be submitted.

NOTED