

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 20 June 2016.

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

ALSO IN ATTENDANCE: Councillors Coupe, Davison and Mawston

OFFICERS: P Clarke, R Farnham, S Lightwing, E Vickers

APOLOGIES FOR ABSENCE were submitted on behalf of Councillor Bloundele.

DECLARATIONS OF INTERESTS

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

16/5 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 20 MAY 2016**

The minutes of the Planning and Development Committee meeting held on 20 May 2016 were taken as read and approved as a correct record.

16/6 **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/0548/16/P VARIATION OF PREVIOUS PERMISSION (M/FP/0661/15/P) FOR A DWELLINGHOUSE, TO CONVERT GARAGE TO LOUNGE AND CONSTRUCT GARAGE WITH BEDROOM OVER AT SIDE AT 97 THE GROVE, MARTON, MIDDLESBROUGH FOR MR KHAWER 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 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. The Community Council and Ward Councillors had also submitted objections. No objections to the application were received from the statutory consultees.

The applicant addressed the Committee in support of the application. An Objector and the Ward Councillor spoke in objection to the application.

ORDERED that the application be **REFUSED** for the reasons set out below:

The proposed development is considered unsatisfactory in that the two storey extension would be too close to the boundary with The Grove and would result in insufficient external

space around the proposed dwellinghouse, creating a cramped appearance on a plot which is key to the appearance and character of The Grove Conservation Area. All of this is contrary to Policy DC1 (test b scale/design, test c affect on the surrounding environment) and Policy CS5 (test h enhancement of Conservation Area). In addition, the proposed extension may affect the retention of the existing trees on the site due to the close proximity of the building work.

INFORMATIVE

Planning permission was refused for the development because it was not in accordance with Section 38(6) of the Planning & Compulsory Purchase Act 2004 or the policies of the Middlesbrough Development Plan set out below or all material considerations, including Supplementary Planning Documents (SPD) and the particular circumstances summarised below:-

DC1 - General Development
CS4 - Design
CS5 - Sustainable Development
Marton and The Grove Conservation Area (2008)
Tree Preservation Order No 33 (21.04.88)

In reaching this decision the Planning and Development Committee were mindful of the particular circumstances of this application, namely that having carried out a Committee site visit, Members were fully conversant with the configuration of the application site and the relationship between the plot boundaries and the Conservation Area and that having done so, the Members considered the proposed extension excessive and would look cramped and out of place.

M/FPL/0822/15/P LISTED BUILDING AND PLANNING FOR ERECTION OF 3 NO DWELLINGS WITH BOUNDARY TREATMENTS ON FORMER CAR PARK AT STANTON GRANGE, STANTON WAY, MIDDLESBROUGH FOR MR P KAHN

The Head of Planning advised that the above application had been considered by the Planning and Development Committee at a meeting held on 4 March 2016 and the Committee had endorsed the proposals, subject to additional information and a site visit being requested from Historic England.

A site visit had been held on 4 March 2016.

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 Head of Planning advised that a Principal Inspector from Historic England carried out a site visit on 24 May 2016 and had confirmed that Historic England would not object if the application was approved.

In respect of the additional information, the Head of Planning confirmed that a drainage scheme would be designed and approved for the site and the Council's Legal Advisor would draw up and agree a Section 106 Agreement.

ORDERED that the application was **APPROVED**, for the reasons set out in the report, subject to officers successfully negotiating a Section 106 agreement for the development and satisfactory drainage provision. Subsequent to such agreements, the planning permission can be issued and Committee informed accordingly.

M/FP/0513/16/P - ALTERATIONS TO LAYOUT INCLUDING SUBSTITUTION OF HOUSE TYPES AND 8 NO ADDITIONAL DWELLINGS AT CLAIRVILLE ROAD, MIDDLESBROUGH FOR MILLER HOMES LIMITED

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 site was an allocated housing site that was currently under development. The site at Clairville Road, had approval for 153 no dwellings and the application sought consent for the substitution of the approved house types on 33 plots and 8 no additional dwellings.

Neighbourhood consultations had taken place and no objections had been received. There were no objections from statutory consultees.

ORDERED that the application was **APPROVED**, for the reasons set out in the report.

16/7 **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).

NOTED

16/8 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED**

The Chair and Members paid individual tributes to Ernie Vickers, Head of Planning, as this was his last meeting before retiring after 43 years' service.

NOTED