

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 9 September 2016.

**PRESENT:** Councillors Councillors Bloundele, (Vice Chair), Councillors Cox, McGloin, McIntyre, P Purvis and Walters

In the absence of the Chair, Bloundele chaired the meeting.

**OFFICERS:** P Clarke, S Lightwing and R Farnham

**APOLOGIES FOR ABSENCE** were submitted on behalf of Councillors Cole, J Hobson, Blyth, McGee.

**DECLARATIONS OF INTERESTS**

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

1 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 12 AUGUST 2016**

The minutes of the Planning and Development Committee meeting held on 12 August 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.

**ORDERED** that the following applications be determined as shown:

**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. Members had visited the site previously and the application had been deferred from a previous meeting.

Full details of the planning application, planning history and 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 were no objections to the application received from the statutory consultees.

An Objector spoke in objection to the application.

**ORDERED** that the application be **Refused** for the following reasons:

The proposed development in considered unacceptable and if implemented would appear excessive in relation to the plot size. This, together with the contrived design, would result in a development in conflict with policies DC1 (test b - layout/design and test c - amenities of nearby occupiers) and CS5 (test c - standard of design/integration in the wider context) of the Council's Development Plan.

**REASON FOR REFUSAL**

Planning permission was refused for the development because it was not in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 or the policies of the Middlesbrough Local Plan set out below or all material considerations, including

Supplementary Planning Documents (SPD) and the particular circumstances summarised below:-

DC1 - General Development  
CS4 - Sustainable Development  
CS5 - Design  
H11 - Housing Strategy

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 details of the proposed development and that having examined the setting out of the proposed position of the dwelling on the site, it was considered unacceptable. This was by reason of the excessive form of development in relation to the available site area, which would appear cramped, have a contrived design and be detrimental to the living conditions of nearby occupiers owing to proximity if it was to be constructed as shown. The application was, therefore, refused.

**M/FP/0750/16/P Part change of use to ground floor to children's day nursery at Former Crafts Centre, Gilkes Street, Middlesbrough for Mr M Rahman.**

Full details of the planning application, planning history and 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 had been received. There were no objections to the application from statutory consultees. It was highlighted that Environmental Protection had requested a condition relating to the provision of a noise report from a specialist noise consultant and completion of any necessary works identified in the report before commencement of use.

The applicant elected to address the Committee in support of the application. An Objector spoke in objection to the Committee.

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

**16/5056/FUL Creation of new play area with associated access and demolition of existing play area at land off Trimdon Avenue, Acklam, Middlesbrough for Miss L Allen.**

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 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 had been received. There were no objections to the application from statutory consultees.

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

A detailed lighting scheme, including the design and positioning of any lamp columns, shall be submitted to and approved in writing by the Local Planning Authority and thereafter such a scheme as may be approved shall be implemented as part of the development hereby approved and before its first use.

A detailed scheme showing the type, design and arrangement of the equipment to be included within the identified 'swings', '2-7 years' and '7-12 years' play areas on the approved Masterplan shall be submitted to and approved in writing by the Local Planning Authority. Any

approved scheme shall be fully implemented as part of the development hereby approved and prior to the first use of the site.

Reason: To ensure a high quality development.

**16/5061/FUL Erection of 1 no detached dwelling at 20 Beech Grove Road, Middlesbrough, TS5 6RH for Mr M Rafir.**

The Head of Planning advised the Committee that this application had been withdrawn from the schedule of planning applications for consideration at this meeting.

**16/5067/FUL - Upgrade of existing dock bridge to vehicular bascule bridge, realignment and reconfiguration of local highway network to the northern and southern approaches and associated landscaping works at Dock Bridge, Shepherdson Way and Scotts Road, Middlehaven, Middlesbrough for Mr S Gilmore.**

Full details of the planning application, planning history and 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.

It was confirmed that the revised Noise Impact Assessment had been received and was satisfactory. A factual ground investigation report had been submitted in terms of ground contamination and the Contaminated Land Officer, although satisfied with the details of the report, required the submission of the interpretive detail to finalise comments.

**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 the 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**