

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 14 October 2016.

PRESENT: Councillors J G Cole (Chair), S E Bloundele (Vice Chair), P Cox, J Hobson, J McGee, L McGloin, F McIntyre, M Walters and L Lewis (As Substitute)

ALSO IN ATTENDANCE: T Cornford, G Henderson, Councillor J Rathmell, K Thomlinson and M Williams

OFFICERS: B Carr, P Clark, R Farnham and G Moore

APOLOGIES FOR ABSENCE Councillor J Blyth, Councillor P Purvis.

DECLARATIONS OF INTERESTS

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

1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 9 SEPTEMBER 2016

The minutes of the Planning and Development Committee meeting held on 9 September 2016 were taken as read and approved as a correct record.

2 SCHEDULE OF 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:

16/5154/FUL Replacement boundary wall to front at 196 Guisborough Road, Middlesbrough for Mr 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 six objections had been received. Nunthorpe Community Council, Nunthorpe Parish Council and a Ward Councillor had also submitted objections. There had been no objections received to the application from the statutory consultees.

The agent was 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 following reasons:

The proposed boundary wall to the front of the property would be a conspicuous element along this section of Guisborough Road and negatively affect the visual amenities of the local area. The proposed boundary wall would create a hazardous situation when exiting the driveway as its overall height would obstruct the views of passing traffic, which would jeopardise highway safety and be to the detriment of all users of the highway. The proposed boundary wall is wholly in conflict with local policies DC1 (tests b, c and d) and CD5 (tests c and f).

M/FP/0665/16/P Erection of 5no additional units (3997 sqm) for use as either retail (A1), office/financial (A2), restaurant/cafe (A3), drinking establishment (A4), hot food takeaway (A5) and reconfiguration of car park and demolition of Dalby House at Parkway Shopping Centre, Coulby Newham, Middlesbrough for Mr T Cornford.

The planning application was originally considered by the committee on 12 August 2016. Members had previously expressed a number of concerns with regard to the following:-

- The proposed loss of 22 car parking spaces from the existing car park.
- The request to extend the start date for the development from three years to five years.
- Condition no 10 which specified that a change to any use permitted by the planning permission is permitted for the first ten years of the proposed development, subject to compliance with the remaining conditions attached to the planning permission.

On 12 August 2016, in light of the concerns raised, Members agreed to defer the planning application to provide the applicant with the opportunity to work with the planning officers in an attempt to revise the application.

Full details of the revised 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 revised planning application addressed the previous concerns raised by the committee as follows:

- The parking arrangements preserved the existing numbers, albeit in a reconfigured format. Furthermore, in an effort to improve parking availability, a three-hour maximum stay would be imposed and signage, within the west car park to direct overflow to surrounding car parks, would be implemented.
- The development would begin, no later than five years from the date of the decision.
- The condition, regarding a change to any use permitted by the planning permission be permitted for the first ten years of the proposed development, was removed.

Neighbourhood consultations had taken place and no objections had been received. There had been no objections received to the application from the statutory consultees.

The agent was elected to address 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

4 PLANNING APPEAL

The Head of Planning submitted a report to advise Members of the findings of the Inspector appointed by the Secretary of State for Communities and Local Government, with regard to the following planning appeal:-

Appeal Ref: APP/W0734/W/16/3147918 - 44 Westbourne Grove, Middlesbrough, TS3 6EF
- Appeal Allowed.

A copy of the appeal decision and costs decision, in respect of the appeal, were attached as

appendices for Members' information.

ORDERED that the report and its contents be noted.