

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 6 January 2017.

**PRESENT:** Councillors J G Cole (Chair), J Blyth, P Cox, J Hobson, J McGee, L McGloin and F McIntyre and M Walters.

**OFFICERS:** A. Glossop, R. Farnham and G. Moore.

**APOLOGIES FOR ABSENCE** Councillor S E Bloundele and Councillor P Purvis..

**DECLARATIONS OF INTERESTS**

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

**16/25 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 2 DECEMBER 2016**

The minutes of the Planning and Development Committee meeting held on 2 December 2016 were taken as read and approved as a correct record.

**16/26 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 Development Control Planning Manager 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:

**16/5219/FUL Change of use from Medical Centre (D1) to form 1no retail unit (A1) at Park End Clinic, Overdale Road, Middlesbrough for Mr H 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 forty objections had been received. A Ward Councillor and Park End and Beckfield Community Council had submitted objections. There had been no objections received to the application from the statutory consultees.

At the meeting, the Development Control Planning Manager outlined the proposals relative to the site, the existing building and highlighted works which were shown on the submitted plans. It was advised that the proposal had been considered in terms of its impact on the vitality and viability of the nearby local centre and it was considered that, as a single unit, it would have no significant impact on the function of the local centre. The proposal had also been considered in terms of the affect on the amenity of nearby neighbours and highway safety and found to have no significant impact. The proposal was considered to be an acceptable form of development fully in accordance with national and local policy. Officers recommended that the application be approved subject to conditions.

The Applicant's Agent was elected to address the committee in support of the application and responded to questions from Members.

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

**16/5359/COU Conversion of the ground floor from a retail shop unit (A1 Class) to a hot food takeaway (A5 Class) at 434 Marton Road, Middlesbrough for Mr C Wharton.**

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 had been received. Two Ward Councillors had submitted objections and a petition had been received objecting to the application, with 22 signatures from residents in the local area. The Highways Service acknowledged residents' concerns in respect of parking availability and restrictions.

At the meeting, the Development Control Planning Manager outlined the proposed change of use in relation to the impacts on viability and vitality of the local centre and on other matters including parking, anti-social behaviour and other uses of the same type within the centre and recommended that the application be approved subject to conditions.

Members considered the impact of the development on the vitality and viability of the shopping group. In addition, Members considered the parking implications as well as the general impacts of the development on the amenities of the neighbouring residents, in particular amenities of the upper floor flat.

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

1. In the opinion of the Local Planning Authority, the proposed A5 use will result in an increased demand for parking over the existing use at a location where there are recognised parking problems and where there is only limited parking available, being contrary to Policies DC1(d), CS13, CS19 of the Middlesbrough Local Development Framework Core Strategy Document.
2. In the opinion of the Local Planning Authority, the proposed A5 Use will lead to an excessive number of such uses within the Local Centre, to the detriment of the function of the centre and the amenity of the nearby residential area, being contrary to the guidance contained within Policies CS13 and DC1(c) of the Middlesbrough Local Development Framework Core Strategy Document and REG29 (e) of the Middlesbrough Local Development Framework Regeneration Development Plan Document.

**16/5231/FUL Dormer windows to front and rear at 196 Guisbrough Road, Middlesbrough for Mr H Singh.**

The Development Control Planning Manager 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 seven objections had been received. A Ward Councillor, Nunthorpe Community Council and Nunthorpe Parish Council had submitted objections. There had been no objections received to the application from the statutory consultees.

The Development Control Planning Manager advised of the works being proposed including in the context of the host property and surrounding properties and the impacts on the character of the area and recommended that the application be approved subject to conditions.

The Applicant's Agent was elected to address the committee in support of the application and responded to questions from Members.

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

In the opinion of the Local Planning Authority, by virtue of the scale of the proposed dormer window to the front of the property, the proposed development would result in an incongruous, unsympathetic and dis-proportionate addition to the dwelling, being contrary to the principles of the Middlesbrough Urban Design Guide (para. 5.11) and Policies DC1 and CS5 of the Middlesbrough Local Development Framework Core Strategy Document.

16/27      **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**

16/28      **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

Queries were raised in respect of the Council's Scheme of Delegation. The Development Control Planning Manager explained that, at present, if three or more objections were received to a planning application, the application was referred to the Planning and Development Committee for consideration.

A discussion ensued regarding the importance of visiting sites, prior to making a decision on a planning application. There was a general consensus from the Committee that site visits enabled Members to understand more fully the details of a site where development was planned, the details of the surrounding area; and issues raised by residents and others about the plans.

The Development Control Planning Manager advised that during the time that an application was being processed, a Member could submit a request for an application to be considered by the Planning or Development Committee. Members also had the opportunity to request that site visits be scheduled for particular applications, if this was deemed appropriate.