

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 2 December 2016.

PRESENT: Councillors J G Cole (Chair), S E Bloundele (Vice-Chair), J Blyth, P Cox, J Hobson and L McGloin and M Walters.

OFFICERS: P. Clarke, A. Glossop, G. Moore and E. Pout.

APOLOGIES FOR ABSENCE Councillors J McGee, F McIntyre and 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 - 14 OCTOBER 2016

The minutes of the Planning and Development Committee meeting held on 14 October 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 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:

16/5230/FUL Part conversion of garage to habitable room, dormer window at rear, rooflights at front and alterations to garage roof at 61 Grange Crescent, Middlesbrough for Ms B Henderson.

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 four objections had been received. A Ward Councillor 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 the neighbouring property and highlighted works which were shown on the submitted plans but which were Permitted Development. Detailed objection comments, from the occupier of 59 Grange Crescent, were circulated to all Members of the Committee.

The Applicant's representative was elected to address the committee in support of the application and responded to questions from Members. The Ward Councillor spoke in objection to the application.

In response to points raised, the Development Control Planning Manager reiterated that only

the extension to the garage roof required consent from the Local Planning Authority as the remainder of works detailed on plans were Permitted Development for which the applicant did not require planning permission and therefore were elements which could not be considered in reaching a decision. The matter of a boiler and likely position of a flue was raised in relation to its position adjacent to or possibly overhanging the adjacent properties curtilage. The Development Control Planning Manager advised that the positioning of the boiler did not require planning permission in its own right and that there was no flue position shown on the plans being considered.

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

16/5127/FUL Garage extension with first floor extension over to front/side, porch to front and single storey extension to rear at The Red House, Church Lane, Nunthorpe for Mr and Mrs I Moullali.

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. The Development Control Planning Manager explained the site context of the proposed development and referred to the positioning of a utility door within the side elevation of the proposed extension and the need for an additional condition requiring all glazing within that door to be obscure.

Neighbourhood consultations had taken place and three objections had been received. Nunthorpe Community Council and a Ward Councillor had 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 and responded to questions from Members. The agent, and a resident from the neighbouring property, advised that the applicant was willing to offer a further condition to alleviate the concerns raised during the application process in relation to the retention of a wall forming the boundary between neighbouring properties.

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:

Any glazing within the external door serving the utility room shown on the side elevation (as per the approved Proposed Ground Floor Layout rev C drawing dated 18/10/16) shall be opaque-glazed. The opaque glazing shall thus be retained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenities of the neighbouring property.

Prior to any demolition works associated with the development hereby approved, a detailed drawing of the retained wall along the boundary with Red House Cottage shall be submitted to and approved in writing by the Local Planning Authority. The drawing shall detail the overall height, design, location and supporting methods of the wall. Any approved drawing for the retained wall shall be implemented on site and retained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenities of the neighbouring property

16/5255/FUL First floor extension at rear and alterations to rear elevation at 33 Stanhope Grove, Middlesbrough for Mr N Hussain.

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. There had been no objections received to the application from the statutory consultees. The Development Control Planning Manager advised of the works being proposed in the context of the host property and surrounding properties.

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

16/5306/FUL Replacement door to front at 98 Oxford Road, Middlesbrough for Miss A Sihra.

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

The Development Control Planning Manager advised of the works being proposed in the context of the host property and others within the street and the relevance of the Article 4 Direction which affected the host property. The colour of the proposed door was confirmed by officers as being black.

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

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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