

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 26 May 2017.

**PRESENT:** Councillors J Blyth, J Hobson, J McGee, L McGloin, F McIntyre, M Walters and T Higgins (As Substitute)

**PRESENT AS OBSERVERS:** T Baker, Councillor C Hobson, Councillor T Lawton, P Seymour, Councillor J Young and Friends of the Earth

**OFFICERS:** P Clarke, R Farnham, A Glossop, G Moore, B Roberts and P Wilson

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

**DECLARATIONS OF INTERESTS**

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

**1 COUNCILLOR PETER COX**

Members of the committee stood to observe a minute's silence in memory of Councillor Peter Cox, who had recently passed away.

The committee paid tribute to the highly respected Councillor.

**2 APPOINTMENT OF CHAIR**

In the absence of the Chair and Vice-Chair, nominations were sought for the appointment of Chair for the Planning and Development Committee. Councillor Walters was nominated and seconded and therefore appointed as Chair of the committee for the duration of the meeting.

**ORDERED** that Councillor Walters be appointed as Chair of the Planning and Development Committee for the duration of the meeting.

**3 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 31 MARCH 2017**

The minutes of the Planning and Development Committee meeting held on 31 March 2017 were taken as read and approved as a correct record.

**4 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 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.

**17/0195/OUT Outline application for the development for 5 commercial office buildings (B1 Use) with part ground floor cafes (A3 use), including public realm works, landscaping, car parking, cycle parking and other ancillary development at Land At Central Gardens, Middlesbrough, TS1 2AZ for Ashall Projects Ltd**

The Development Control 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 Manager advised that the overall site of the application pertained to three separate sites within the Cultural Quarter of Middlesbrough town centre. Although the application was with all matters reserved (layout, scale, access, landscaping and appearance), the committee was shown indicative drawings to illustrate how the proposed development might be arranged. Members were asked to note that, as well as the buildings proposed in 17/0193/FUL and 17/0194/FUL, the outline showed three other buildings for office accommodation. The committee heard that the application form specified that the overall development would create nearly 20,000sq.m. of Grade A office space and over 1000sq.m. of restaurant/cafe space.

Consultation was undertaken with local residents and businesses and only one objection had been received, which included a reference to an online petition that contained over 500 signatures, although the petition had not been formally submitted in relation to the application. The Development Control Manager advised that the submitted objection, whilst submitted against application 17/1094/FUL and not the other applications, made reference to some details that were relevant to 17/0195/OUT and the comments of that objection should therefore be taken into account in considering the application. There had been no objections received to the application from the statutory consultees.

At the meeting, the committee received an update report that contained late representations from Historic England and Councillors C Hobson, T Lawton, J Rathmell and J Young. Further information was also included in respect of the online petition. The update report considered the representations within the material planning considerations section of the report. The Development Control Manager advised that there was nothing within the late representations that would lead officers to revise the recommendation to approve the application with conditions.

The committee was advised that, following publication of the report, one minor alteration had been submitted which involved the removal of a shrub bed at the eastern side of Centre Square. The officer recommendation was that the application be approved in accordance with the recommendation in the main report, subject to the amendment to the approved plans and the inclusion of a condition relating to boundary treatments.

Two Councillors and a representative from Friends of the Earth spoke in objection to the application. A document, outlining the objections from Friends of the Earth, was circulated to Members.

The Agent was elected to address the committee in support of the application and responded to the comments made by objectors. A Ward Councillor also spoke in support of the application.

A discussion ensued regarding the beneficial impact that the development would have on the town centre offer. The potential economic benefits were material planning considerations and weighed heavily in favour of the development.

**ORDERED** that the application be Approved on Condition for the reasons set out in the report, subject to the amendment to the approved plans and the inclusion of a condition relating to boundary treatments.

**17/0193/FUL Erection of office building (B1 use class) with ground floor cafe / food use (A3 Use Class) and associated cycle parking and landscaping at Former Register Office, Elm Street, Middlesbrough ,TS1 2DA for Ashall Projects Ltd**

The Development Control 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.

Consultation was undertaken with local residents and businesses and no objections had been made in respect of the proposal. There had been no objections received to the application from the statutory consultees.

The Development Control Manager presented the proposals to Members for the proposed building. A Member queried the materials being proposed for the building and was advised of what these were intended to be, as per the submission details. Although, it was confirmed that the materials would be finally dealt with by way of condition.

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

**17/0194/FUL Erection of office building (Use Class B1) and associated access, car and cycle parking and landscaping at Land to East Central Gardens Centre Square, Middlesbrough, TS1 2AE for Ashall Projects Ltd**

The Development Control 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 Manager presented the proposals to Members for the building. The committee was asked to note that the proposed scheme sought to remove the footpath and cycle path from the rear of properties at Hazel Court and incorporate that space into the site. The committee was also advised that the scheme had been marginally revised since submitted, to remove the shrub at the far eastern edge of the site adjacent to Hazel Court residents.

Consultation was undertaken with local residents and businesses and only one objection had been received in the form of reference to an online petition, which contained over 500 signatures. There had been no objections received to the application from the statutory consultees.

An update report was provided to Members for this application detailing additional comments received since the initial report had been produced.

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

**17/0045/FUL Erection of 299 dwellings with associated access, landscaping and associated works at Land at Stainsby Hall Farm, Middlesbrough for Story Homes and Miller Homes**

The Development Control 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 Manager and the Principal Engineer explained to the committee that the development had been considered in highway terms and no objection had been received from the Local Highway Authority or the Highways Agency subject to relevant conditions being attached to any approval. It was added that the proposed development had no notable detrimental impact on highway related matters and was acceptable in terms of the

local highway network, highway safety and congestion.

At the meeting, the committee received an update report that detailed an alteration to the design of the spine road and adjacent tree lined verge. The spine road had been re-designed so that the tree lined verge was immediately adjacent to the vehicle highway, with the footpath located on the other side of the grass verge. The Development Control Manager explained some of the detailed design matters being proposed in relation to house types, layout and open space.

The Principal Engineer outlined the construction of the proposed adopted highway for each phase of the development.

Neighbourhood consultations had taken place and 16 objections had been received. Trimdon Community 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.

**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).

A Member commented that there was a need for the committee to be aware of the high number of applications being submitted to convert houses into flats. The Head of Planning advised that an interim policy was being developed. The policy would be submitted to a future meeting of the Planning and Development Committee for consideration.

**NOTED**