

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 14 July 2017.

PRESENT: Councillors M Walters (Chair), S E Bloundele (Vice-Chair), S Dean, J Hobson, J McGee, L McGloin and T Higgins (As Substitute)

PRESENT AS OBSERVERS: Councillor C Hobson, D Plummer, P Plummer and J Wyatt

OFFICERS: A Glossop, G Moore and P Wilson

APOLOGIES FOR ABSENCE Councillors J Blyth, J Brunton and F McIntyre.

DECLARATIONS OF INTERESTS

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

1 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 16 JUNE 2017

The minutes of the Planning and Development Committee meeting held on 16 June 2017 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 Manager reported thereon.

16/5373/FUL Erection of 1no dwelling with associated access, parking and boundary treatments at Land Adjacent to 4 Evergreen Way, Middlesbrough, TS8 9ZD for Mr D Plummer

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 explained that planning permission was sought for the erection of a single storey dwelling with associated works on land adjacent to 4 Evergreen Way.

It was advised that planning permission was previously refused for a bungalow on the site, however, the applicant lodged an appeal with the Planning Inspectorate and that decision was overturned. The principle of development of the site had therefore been established. However, the committee was asked to note that the current proposal varied from that approved on appeal in terms of its size, position and appearance.

Members heard that officers had expressed concern with the initial revised scheme due to its external appearance and it being out of keeping with the streetscene and wider housing estate. However, it was explained that revised drawings had been submitted to address those concerns. Officers considered that the proposal was now acceptable and in line with the relevant local and national policies. It was therefore recommended by officers that the application be approved, subject to the conditions detailed in the submitted report.

Neighbourhood consultations had taken place and 5 objections to the proposal had been received. In addition to local residents, a Ward Councillor and Gentoo Limited had also

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

The Agent's representative was elected to address the committee in support of the application. A Ward Councillor spoke in objection to the application

A discussion ensued and Members expressed concern regarding the proposed materials to be used in the elevations of the bungalow. The committee considered the application against the Marton West Neighbourhood Plan, which was a material consideration. There was a general consensus that the render and timber cladding would be a complete contrast with existing neighbouring properties and would adversely affect the visual appearance of the area. It was therefore agreed that an additional condition would be required to ensure that materials matched the surrounding estate.

ORDERED that the application be **Approved on Condition** for the reasons set out in the report, subject to the inclusion of the following additional condition relating to the finishing materials for the development:

External Finishing Materials

Notwithstanding the materials specified on the approved plans, a detailed specification of all external finishing materials shall be submitted to and approved in writing by the local planning authority prior to the commencement of any construction works above ground level. The approved materials shall then be implemented as part of the development hereby approved.

Reason: In the interests of the visual amenities of the area.

17/0129/VAR Variation of condition no 2 on previously approved planning application M/FP/0210/14/P including changes to the elevations and layout at Land at Grey Towers Farm, Nunthorpe, Middlesbrough for Mitchells and Butlers Leisure Retail 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 planning permission was sought to vary the approved plans for the erection of a public house / restaurant to the south of the Grey Towers housing development. The variations included new elevations, alterations to the layout of the building, alterations to the site layout and removal of the residential accommodation.

Neighbourhood consultations had taken place and 4 objections to the proposal had been received from local residents. Concerns related to noise, scale, mass, parking, appearance and the impact on amenities to neighbouring dwellings. 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 queries from Members.

The Development Control Manager advised that the proposed variation was considered to be acceptable in planning terms. The alterations to the design of the building and the layout of the site would not result in significant detrimental impacts on any of the neighbouring premises, nor would they detract from the visual amenity of the streetscene. It was therefore recommended by officers that the application be approved, subject to the conditions detailed in the submitted report.

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).

A Member commented on the number of applications being submitted to convert houses into flats. The Development Control Manager advised that a policy was currently being developed and would be submitted to a future meeting of the Planning and Development Committee, for consideration.

NOTED