

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 11 August 2017.

**PRESENT:** Councillors M Walters (Chair), S E Bloundele (Vice-Chair), J Blyth, J Brunton, S Dean, F McIntyre and V Walkington

**PRESENT AS OBSERVERS:** Councillor D Davison, S Bell, Councillor T Mawston and S Nolan

**OFFICERS:** P Clarke, M Lawton, G Moore and S Pearman

**APOLOGIES FOR ABSENCE** Councillors J Hobson, J McGee and L McGloin.

**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 JULY 2017**

The minutes of the Planning and Development Committee meeting held on 14 July 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.

**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.

**17/0302/FUL Erection of raised decking, covered pergola, installation of seating and tables and other associated works at 18 Southfield Road, Middlesbrough, TS1 3BZ for Mr J Hibbert**

The Principal Planning Officer 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 Principal Planning Officer advised that planning approval was sought for the erection of a raised decking area with timber pergola and other minor associated works to the front of the Southfield Public House, which is located within the pedestrianised area of Southfield Road.

The Principal Planning Officer explained that the works had already been undertaken prior to the submission of the planning application, the application was therefore retrospective. The committee heard that the decking and seating enclosure was considered appropriate in both public safety and amenity terms. The application was considered to be acceptable, fully in accordance with the relevant policy guidance and there were no material considerations or technical reasons, which indicated that the application should be refused. It was also advised that the proposed works would not result in a use that did not currently exist, the property had operated as a drinking establishment for a number of years. 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 4 objections to the proposal had been received. One objection was submitted as a collective letter from residents at 11 properties on Woodlands Road. There had been no objections received to the application from the statutory consultees.

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

**17/0119/FUL Residential development comprising 23no dwellings at Former Tennis World, Marton Road, Middlesbrough, TS4 3SA for Mr S Jackson**

The Head of Planning 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 Head of Planning explained that planning permission was sought for the erection of 23 residential dwellings and associated works. The committee was advised that the application site was allocated for housing development within the Housing Local Plan.

Members heard that the principle issues that required consideration, in respect of the application, centred upon the appropriateness and sustainability of the site, the drainage infrastructure, the impact on the highway network, the design, scale and layout of the dwellings, the parking provision and internal highway layout and the landscaping.

The committee was advised that based on the maximum parking standards set out in the Tees Valley Design Guide and Specification, there would be an overall shortfall of eight in-curtilage parking spaces. However, it was explained that proposed road layout meant that some of that shortfall could be accommodated on street without impacting negatively on traffic movements within the site or spilling over into the adjacent site.

The Head of Planning explained that none of the material objections raised would result in a significantly detrimental impact on the character of the area and proposals did not conflict with local or 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 objections were received from 22 local properties, the Marton East Community Council and the Ward Councillors. A petition had also been received in objection to the application. There had been no objections received to the application from the statutory consultees. The Head of Planning advised that Northern Powergrid had initially objected to the development as a result of concerns regarding their liability in relation to noise from the sub-station on the proposed dwellings, however, it was confirmed that proposed mitigation measures had been revised.

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

The Applicant's representative responded to concerns raised by Members and objectors.

In response to a query regarding an alternative access route to the site, the Transport Planning Officer advised that the residential development would, effectively, form an extension, in highway terms, of the existing (Ladgate Park) residential development immediately to the east, with all vehicular traffic entering and leaving via the junction of B1380 Ladgate Lane and Alan Peacock Way. Members were advised that other access options had been considered but were not viable. It was added that the Highways Authority was satisfied that the proposed development would not have a detrimental impact on the operation of the local highway network.

In response to comments regarding access to the site for construction traffic, the Transport Planning Officer advised that, although it was not a material planning consideration, the Local Highway Authority would consider an alternative access to the site for construction vehicles, providing it did not impact on the operation and safety of the strategic highway network.

In response to a comment regarding the impact of dust and dirt during the construction period, on neighbouring properties and roads. The Head of Planning confirmed that those areas fell outside planning as they were controlled by other legislation.

A Member requested further clarification on the bat survey. The Head of Planning explained that bats roosted in Stewart Park and were likely to use the site for foraging. Members were advised that, if approved, a condition would be placed on the application to ensure that site clearance works took place outside the bird nesting season and that a bat survey be carried out on the trees identified as having bat roosting features to establish if there was current use. The condition would ensure that a report, detailing the results of further investigations into bat roosting at the site, and any necessary mitigation, was submitted to and approved in writing by the Local Planning Authority and thereafter implemented on site.

**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**