

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 8 September 2017.

PRESENT: Councillors M Walters (Chair), S E Bloundele (Vice-Chair), J Blyth, S Dean, J Hobson, J McGee, L McGloin, F McIntyre, V Walkington and L Lewis (As Substitute)

PRESENT AS OBSERVERS: E. Robinson

OFFICERS: R. Farnham, A. Glossop, G. Moore and P. Wilson

APOLOGIES FOR ABSENCE Councillor J Brunton.

DECLARATIONS OF INTERESTS

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

1 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 11 AUGUST 2017**

The minutes of the Planning and Development Committee meeting held on 11 August 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.

16/5024/OUT Outline residential development comprising 96no dwelling houses and 28no apartments at Acklam Iron and Steel Works Athletic Club, Park Road South, Middlesbrough, TS4 2RD for Mr P Hall and Mr L White

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 application sought outline consent, with some matters reserved (including appearance, layout and scale), for the erection of up to 96 dwelling houses and 28 apartments, with associated works on the site of the existing Acklam Iron and Steelworks Athletic Club. As such, Members were informed that should the application be approved, details of the house types, appearance, layout, and scale were reserved for consideration under a separate application at a later date as would be the overall landscaping of the site. Members heard that the site was currently made up of a club house building and overgrown unused sports pitches.

Members were informed that the application only sought permission for the principle of development and the site access. It was commented that the site was allocated for housing development in the Housing Local Plan, however, the application was a departure from the Housing Local Plan in that it proposed more dwellings than the site was allocated for, and the proposed scheme was not intending to retain a sports pitch at the site. Members were informed that although the number of proposed dwellings was in excess of that stated in policy H33, the development would contribute towards the requirements of policy H11 providing houses in an affordable area of the town.

The Development Control Manager explained that the application was to be considered in

conjunction with application 16/5038/FUL, which sought planning permission for the erection of a social club and associated car parking to the north of the application site. The social club would replace the existing club facilities, which were to be demolished.

Neighbourhood consultations had taken place and one objection had been received from a local resident. The Ward Councillors had also submitted objections. In respect of statutory consultees, an objection had been received from Sport England relating to the loss of sports pitches/field.

The Development Control Manager advised that concerns had been raised regarding flooding and the lack of mitigation. It was explained that a revised flood risk assessment had been submitted. The north west section of the site was in flood zone 2. Land within flood zone 2 was defined within government guidance as suitable for essential infrastructure and water-compatible development. The flood risk and indicative layout demonstrated that residential dwellings would not be located within flood zone 2. The Development Control Manager explained that it had been demonstrated that issues relating to flooding and development within the flood zone, could be removed through a carefully designed layout and positioning of essential infrastructure. A condition had been recommended to reduce the risk of flooding to the proposed development and future occupants.

The Development Control Manager explained the proposed development would result in the complete loss of the playing pitches currently at the site, which had been unused for a significant period of time and were currently overgrown. The objection made by Sport England had been considered. However, it was the planning view that a financial contribution towards the provision of a sports pitch elsewhere in the town, together with a change in the way pitches were being provided within the town - in a more grouped arrangement and in some instances being able to be more intensively used, was adequate to recommend approval. Members were informed that in instances where there was an objection from Sport England and the application was intended to be approved, the Local Planning Authority was required to give Sport England the ability to seek the application being 'called in' for the determination of the Secretary of State. As such, the planning recommendation was: To be minded to approve the application subject to conditions and a Section 106 agreement for a financial contribution.

The Development Control Manager responded to queries from Members and provided clarification in respect of the development and the reserved matters.

ORDERED that the application be **Minded to Approve on Condition** for the reasons set out in the report.

16/5038/FUL Erection of social club and associated car parking at Acklam Iron and Steel Works Athletic Club Park Road South, Middlesbrough TS4 2RD for P & L Developments

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 full planning permission was sought for the erection of a social club with associated parking. The site formed part of the wider Acklam Iron and Steelworks site, which was allocated for housing development in the Housing Local Plan. The existing club building on the site would be removed and the club would be relocated to the northeast of the wider site.

This application was to be considered in conjunction with application 16/5024/OUT, which sought outline consent for up to 96 dwelling houses and 28 apartments.

The Development Control Manager advised that the erection of the proposed social club, in a

new location on the site, was acceptable in planning terms. The development was considered to be in accordance with the relevant local and national planning policies. Issues relating to flooding had been resolved, and the loss of the sports provision on site was not considered to be significantly detrimental to the amenities and wellbeing of residents in the town. This was subject to a financial contribution towards the replacement of an adult sports pitch in the town being provided as part of the outline housing application. It was considered that, should the proposed social club be erected on site, and the proposed housing not come forward at a later date, the sports provision on the site would not be significantly affected as the existing pitches could be incorporated on the site, in a slightly altered arrangement to allow for the repositioning of the social club.

Following a consultation exercise no objections were received. In respect of statutory consultees, Sport England had objected to the development of the wider site as a result of the loss of the sports pitches/field on the site.

The application had been considered in relation to the objection by Sport England. It was the planning view that the associated housing application would result in the loss of the playing field at the wider site and therefore the housing application should provide any necessary mitigation.

The Development Control Manager advised that should Members be minded to approve the application no decision would be issued until the consultation period for Sport England had elapsed. If comments were received from Sport England that differed to those detailed in the consultation section of the submitted report, the application would be reported back to the Planning and Development Committee for further consideration. As such, the recommendation was: To be minded to approve the application subject to conditions.

ORDERED that the application be **Minded to Approve on Condition** for the reasons set out in the report.

17/0256/FUL Demolition of existing public house building and the erection of new petrol station including ancillary retail store with associated access, parking and landscaping works at Brambles Farm Hotel, Cargo Fleet Lane, Middlesbrough, TS3 8EL for Euro Garages Ltd

Prior to consideration of the application, the Chair requested that the members of the committee disregard any correspondence that had been received from the Agent prior to the meeting.

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.

Members heard that planning permission was sought to erect a petrol filling station with ancillary retail store, access, parking and landscaping.

The application site was un-allocated within the Middlesbrough Local Plan and located alongside a key road corridor within east Middlesbrough. The area was characterised by mixed uses, predominantly residential.

The proposed use of the site was considered to be appropriate for the location along a key highway within Middlesbrough and was of a scale that was considered to be appropriate for the site. The proposed use would result in additional traffic to the site and elements of noise and disturbance, although it was considered that these and other impacts would not unduly affect the amenity of residential properties in the wider area.

Neighbourhood consultations had taken place and 4 objections to the proposal had been

received. In respect of statutory consultees, no objections had been received.

The Principal Engineer for Traffic Management advised that there had been concerns with the initial scheme over its potential impact on the local highway network and road safety. However, following reconfigurations and additional highway modelling work, a solution had been reached that addressed the initial concerns and ensured that transportation and traffic impacts would not unduly affect highway safety or the free flow of traffic. Members were informed that the proposed development could be compared to the BP petrol station located at Marton crossroads, which did not negatively impact on the safety or capacity of the highway network.

The Principal Engineer for Traffic Management responded to Members' queries regarding the road layout.

The Development Control Manager advised that the proposed development was considered to be appropriate as it was in full accordance with national and local planning policies, statements and guidance. Members heard that issues regarding the use of the site and the generation of traffic had been considered fully and were not considered, on balance, to give rise to any inappropriate or undue affects. Accordingly, there were no material planning considerations to suggest that proposed development should be refused and it was recommended for approval, subject to conditions.

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).

When considering the content of the report, Members noted that previously an application for outline consent had been approved by the committee for the development at Grey Towers Farm. However, reserved matters for phase B of the development had been approved under the officer delegated scheme. Members were in agreement that when the committee approved an application for outline consent, any reserved matters associated with the initial application should be submitted to the committee for consideration.

AGREED:

- **That the content of the report be noted.**
- **That, when the committee approved an application for outline consent, any reserved matters associated with the initial application be submitted to the committee for consideration.**

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ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.

Given that the Planning and Development Committee was the Local Planning Authority's decision-making body, the Development Control Manager enquired whether, for consultation purposes, the committee would wish to receive development briefs. It was advised that by considering development briefs, the committee would be provided with opportunity to comment on them which may assist in the future considerations of any development coming forward on such sites.

Following discussion, Members were in agreement that they would welcome the proposal.

AGREED

That, for consultation purposes, future development briefs be submitted to the Planning and Development Committee for consideration.