

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 2 February 2018.

PRESENT: Councillors S E Bloundele, J Brunton Dobson, S Dean, J McGee, L McGloin, F McIntyre, V Walkington and M Walters

OFFICERS: A Glossop, J McNally, P Clarke

APOLOGIES FOR ABSENCE Councillor J Blyth, Councillor D P Coupe, Councillor J Hobson.

DECLARATIONS OF INTERESTS

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

1 **MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE - 12 JANUARY 2018**

The Minutes of the Planning and Development Committee held on 12 January 2018 were taken as read and approved as a correct record.

2 **SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**

17/0297/FUL, 37 Burlam Road Middlesbrough, TS5 5AN, Retrospective conversion to 2no apartments and single storey extension at the rear for Mr N and S Ahmed.

The Development Control Manager informed Members that retrospective permission was being sought for the conversion of an end terrace dwelling into two, one bedroom, self-contained flats and the erection of a two storey extension to the rear to provide an additional accommodation and a replacement garage/store. The development included the provision of one parking space in curtilage.

The Development Control Manager advised Members that the size of both flats met the requirements of the Interim Conversion Policy. Members were also advised that the development was considered to be an appropriate use for the residential area, it would not have a significant impact on the amenities of the neighbouring properties, the character of the area, and highway safety.

A Member raised concerns that bins could be left on the footpath and questioned whether a condition could be imposed to ensure bins are not stored on the footpath. The Development Control Manager advised that this would be a matter for Public Highways as provision for bin storage had been provided within the site.

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

17/0793/FUL, Oakwood Court Gypsy Lane Middlesbrough, Alterations to form 1 no additional apartment for Mr R Harrison.

The Development Control Manager informed Members that planning permission was being sought for the approval to convert the existing managers flat at Oakwood Court into two, one bed flats. Members were advised that the application site (Oakwood Court) comprised of 38 flats into 2no. two storey blocks providing sheltered accommodation for people over the age of 55.

The Development Control Manager advised that the layout of the existing managers flat currently comprised of a living room, kitchen, bathroom, three bedrooms, walk in cupboard and store. The proposal would see the property split equally in two to provide a living room, kitchen, bathroom and one bedroom for both units. Members were informed that the site has communal parking, shared communal bins and shared communal green space. Members were also advised that the size of the flats exceeded the size set out in the Interim Conversion

Policy.

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 planning applications which had been approved to date in accordance with the delegated authority granted to him at Minute 187 (29 September 1992).

AGREED:

- That the content of the report be noted

4 **ENFORCEMENT MANUAL - TO BE TABLED AT MEETING**

This item has been deferred to the next meeting of the Planning and Development Committee which will be held on 2 March 2018.