

**PLANNING AND DEVELOPMENT COMMITTEE**

A meeting of the Planning and Development Committee was held on 6 April 2018.

**PRESENT:** Councillors Walters, (Chair), Bloundele, Blyth, Brunton Dobson, Dean, J Hobson, McGee, McGloin, McIntyre and V Walkington

**OFFICERS:** A Glossop, S Lightwing, M Pearman, S Thompson, P Wilson

**APOLOGIES FOR ABSENCE** All Committee Members were present at the meeting.

**DECLARATIONS OF INTERESTS**

<b>Name of Member</b>	<b>Type of Interest</b>	<b>Item/Nature of Interest</b>
Councillor Walkington	Non Prejudicial	Agenda Item 4 - Item 2 - Application18/0022/FUL Acklam Hall

**17/41 MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE - 9 MARCH 2018**

The minutes of the Planning and Development Committee held on 9 March 2018 were taken as read and approved as a correct record.

**17/42 SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**

**17/0903/FUL, Roseberry Park, Marton Road, Middlesbrough, TS4 3AF, Erection of single storey ward block with two storey entrance and plant area and construction of new car park for Mr Robert Cowell**

The application site was the Roseberry Park, which was located on the east side of Marton Road and to the north of the James Cook University Hospital.

Full details of the planning application, planning history and the plan status were outlined in the submitted 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 Planning Officer informed Members that the application sought planning permission for a new secure unit of residential accommodation (Block 16) and additional car park for the Roseberry Park Hospital.

The Committee were shown site location and floor plans, as well as aerial and street views.

Block 16 would be positioned to the west of the existing Block 15, on an area of the site that formed part of the existing car park, and would provide secure residential accommodation. Block 16 would be used as a decant facility to enable remedial and maintenance works to be carried out to address the fire safety issues and building defects that had been identified throughout the existing buildings of the Roseberry Park Hospital. Following completion of the remedial works, Block 16 would be used to provide medium-secure residential accommodation. A total of twenty-eight single occupancy bedrooms would be accommodated within the proposed building.

Block 16 would, primarily, be a single storey building with an upper level plant room, and be similar in height and extent to the adjacent blocks. Surrounding Block 16, the existing 5.2 metre high security would be realigned and extended to the front elevation to create a secure area.

The additional car parking, which would number 300 spaces, would provide a replacement of the 148 spaces being lost for Block 16 to be constructed and for an additional 152 spaces within the site. This parking would be located on a site to the west of the main Roseberry Park

Hospital and close to the site entrance adjacent to Marton Road.

Many of the trees within the Roseberry Park site were protected by Tree Preservation Orders thus ensuring a verdant and well landscaped site. Native trees and shrubs would be planted in and around the new car park to complement the existing site landscaping and tree coverage.

Following the consultation period, no comments, objections or other representations were submitted. There were no objections received from statutory consultees.

The Agent addressed the Committee in support of the application.

The Planning Officer informed the Committee that the proposed development was considered to be acceptable, as it provided an essential, secure residential accommodation for the Roseberry Park site that was in keeping with the existing campus. The proposed car park would provide for the parking requirements of the site by replacing lost spaces and introducing additional spaces which would reduce parking pressures elsewhere within the campus. The proposals would not have a significant impact on the important green open space that featured across the site, particularly in view of the proposed works including for additional landscaping to be implemented. The officer recommendation was for conditional approval.

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

*(Councillor Walkington left the meeting).*

**18/022/FUL, Acklam Hall, Hall Drive, Middlesbrough, TS5 7DU, Retrospective erection of gas bottle store and minor relocation of stand-by generator for Mr Neil Whittingham**

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.

The application site was within the Acklam Hall estate in the grounds of the medical building at the rear, now known as the Tees Valley Hospital.

Full details of the planning application, planning history and the plan status were outlined in the submitted 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 Planning Officer informed Members that the application sought retrospective consent for the relocation of the backup generator and its associated enclosure, approved as part of the application for the medical building, and the erection of a gas bottle store.

Members were shown plans showing the original location and proposed re-location of the generator. The generator had been moved a short distance from the location it was originally approved, namely 10m south and 7m east. The generator was closer to existing dwellings but was in excess of 50m to the nearest property with an intervening woodland. A noise assessment had been submitted which considered the new location of the generator. Environmental Health confirmed that the background levels used in the original report were acceptable to be used in this instance.

The bottle store was constructed using brickwork to match the medical building and housing, and steel mesh, it included a roof. The store was flat roofed and had a height of 2.1m raising to 2.5m. The boundary fence, approved as part of the original application for the medical building, screened the majority of the store from view when walking through the east wood. The backup generator was enclosed with a timber fence of the same design as the approved boundary fence, which also matched the residential boundary fence, but to a height of 3m.

Although not a material consideration, the applicant had confirmed that the generator had been relocated following concerns that the mass of the generator could cause the images

generated by the MRI to be a lesser quality than required, and as a result the generator was now placed 10m away from the centre of the MRI to guarantee the quality of the images.

Following a consultation exercise, three objections were received from local residents and community groups. The objections were detailed in the submitted report and included comments in relation to the noise and appearance of the generator and gas bottle store, safety concerns and that the proposed site was in a conservation area. It was highlighted that some of the objections received were not material planning considerations therefore could not be considered when determining the application.

Three objectors spoke in opposition to the application. The objections included:

- No reasonable responses received to objections.
- The generator should be incorporated into the hospital building.
- Safety concerns with regard to the storage of gas bottles and the robustness of the enclosure.
- The store being sited within a conservation area.
- Timing of testing of the generator.

Members discussed the issue of the timing of testing the generator and it was suggested that further discussion should take place with the hospital and residents in this regard.

Councillor McIntyre raised a point of order in response to one of the objectors who stated it appeared that his enquiries had been "brushed under the carpet", and requested that her objection was recorded in the minutes.

No objections had been received from the statutory consultees and the Health and Safety Executive had indicated that they did not need to be informed of the application.

The Planning Officer informed the Committee the application was considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there were no material considerations which would indicate that the development should be refused.

**ORDERED** that:

1. the retrospective application be **Approved on Condition** for the reasons set out in the report.
2. Environment Services be requested to check on sound levels from the generator at the site in three and six months' time.
3. An reconsideration of the time and date for testing the generator be agreed with the hospital and officers and details presented to the Planning and Development Committee for approval.

*(Councillor Walkington re-joined the meeting).*

17/43

## **PLANNING APPEAL**

The Development Control Manager submitted a report to advise members of the findings of the Inspector appointed by the Secretary of State for Communities and Local Government, with regard to the following planning appeal:

**Appeal Ref: APP/W0734/D/17/3190336. 196 Guisborough Road, Middlesbrough TS7 0JG**

A copy of the appeal decision, in respect of the appeal, was attached as Appendix 1 for Members' information.

The Development Control Manager discussed the case and the merits of the Inspector's Decision and how the matter would be taken forward in relation to future decision making.

In response to a query, the Development Control Manager indicated that a letter could be sent

reminding the owner that any trees subject to Tree Preservation Orders could not be removed.

**ORDERED** that the report and its contents be noted.

17/44 **APPLICATIONS APPROVED BY THE HEAD OF PLANNING**

The Development Control Manager submitted 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 queried the location of Application 18/0083/PNO, 67 Gilkes Street, and this was clarified by the Development Control Manager.

**AGREED** that the content of the report be noted.

17/45 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

The Development Control Manager provided a verbal update on a planning appeal to advise Members of the findings of the Inspector appointed by the Secretary of State for Communities and Local Government, with regard to a planning appeal for 274 Linthorpe Road, Middlesbrough. The application was for an extension to a shop frontage and the appeal had been dismissed.

The Development Control Manager discussed the case and the merits of the Inspector's Decision and how the matter would be taken forward in relation to future decision making.

**ORDERED** that the appeal be noted.