

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 16 May 2018.

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

OFFICERS: P Clarke, R Farnham, A Glossop, J McNally, B Roberts, S Thompson

APOLOGIES FOR ABSENCE Councillor S Dean, Councillor J Blyth, Councillor F McIntyre.

DECLARATIONS OF INTERESTS

There were no declarations of interest made by Members at this point of the meeting.

17/49 **SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY THE COMMITTEE**

18/0060/FUL, Residential development comprising 238 dwellinghouses with associated access and landscaping at Grey Towers, Nunthorpe, TS7 0PW

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 Development Control Manager informed the Committee that permission was sought for the erection of 238 dwellings on the Grey Towers housing development site. The site currently had full permission for 185 dwellings of which 92 had been built, a further 110 had outline consent (295 total). This application for 238 dwellings increases the number of dwellings on the wider site by 116 to 411 as the current proposal also seeks a re-plan of the approved but not built plots.

The Development Control Manager advised that the proposed development would provide a good mix of dwelling types which were considered to be of high quality design in an attractive landscaped setting with an appropriate layout. The development would not result in a significant detrimental impact on the amenities of existing local residents. Strategic works to the highway network would mitigate against the impact of the development on the local highway network.

The Development Control Manager advised that the following planning policies and key areas of guidance had been considered for this application:

H1 - Spatial Strategy
H10 - Nunthorpe
H11 - Housing Strategy
H12 - Affordable Housing
H28 - Land at Grey Towers Farm
H31 - Housing Allocations
CS1 - Spatial Strategy
CS4 - Sustainable Development
CS5 - Design
DC1 - General Development
UDSPD - Urban Design SPD
HGHDC - Highway Design Guide

The Development Control Manager informed the Committee that the proposed development exceeded the number of properties for the Grey Towers site as detailed within the Housing Local Plan Policy H28 although, would meet National Planning Policy Framework aims and objectives, regarding increasing and delivering a wide choice of high quality homes. It was advised that the original high quality North Yorkshire village design ethos would be maintained

and enhanced. There would also be additional developer contribution requirements, to mitigate against any impacts deriving from the proposal.

The Committee heard that the application is also aligned with the Council's strategic priorities including:

- Mayor's Vision
- Investment Prospectus
- Strategic Economic Plan
- Housing Strategy
- Affordable Housing Strategy

In regards to Highways the Committee heard from the Highways Officers who advised that for the purposes of assessing the impact on the highway network, the original Transport Assessment was based on 300 residential units and based upon this work a package of mitigation measures were identified together with a financial contribution to the cost of the works. This package was secured through the granting of planning consent and progress on the implementation of these works is currently underway.

The trip rates that were utilised for the initial application were acknowledged as being high at the time of consideration and agreed to represent a worst case scenario.

The subsequent surveys of the dwellings occupied on the development have been undertaken which confirmed that the original trip rate was overly robust and was not representative of the traffic being generated by the development.

The Committee was advised that the net difference between the originally accepted considerations and that now proposed was a decrease of 22 vehicles in the AM peak and an increase of 78 vehicles during the PM peak.

The Highways Officer stated that the PM increase represented a little over 1 additional vehicle per minute. This additional traffic had been assigned to the highway network based upon the previously agreed approach in the original Transport Assessment.

The Highways Officer advised that once the traffic is distributed across the highway network, as per the agreed approach, the impact over and above that previously considered at individual junctions diminished further to levels representing less than one vehicle per minute. When considering background traffic flows and daily fluctuations that can be seen in traffic levels these changes are not of a scale to necessitate further investigation nor mitigation.

The Committee were advised of a micro-simulation model covering the road networks across South Middlesbrough which looked at traffic pinch points. The Committee were also advised of a prioritised package of highway improvements, including:

- Stainton Way Western Extension;
- Longlands to Ladgate Lane Link; and
- Junction improvements on existing road network, including A172 Stokesley Road/Dixons Bank, B1365 Hemlington Lane and Stainton Way.

Following a consultation exercise objections were received from 35 residents from 32 properties, the Parish Council and a Ward Councillor. The objections were detailed in the submitted report and included comments in relation to increase in traffic and congestion, inadequate local highway infrastructure, over development and appearance.

Two Ward Councillors spoke in opposition to the application. The objections included:

- Lack of social facilities
- Local primary and secondary school capacity
- Lack of places at local GP's and Dentists
- Traffic congestion
- Infrastructure

- Marton Road crawl
- Section 106 agreement
- Concern over accidents at Brass Castle Lane junction
- Forcing traffic along Stainton Way
- Problems at Kings Academy and Hemlington junction

The Ward Councillor asked the Committee to defer the application until after the consultation in July.

A Member of Nunthorpe Parish Council spoke in objection to the application. The objections included:

- Highways are over capacity
- Improvements to highways are in the pipeline it would be insulting to add more houses to the development at this particular time without a solution to current traffic issues

A resident raised concerns over the development, suggesting there were issues with facilities for wheelchair users within the site.

A Member of the Committee stated that the development was in danger of becoming a mini town, concern was raised by the Member of the lack of facilities in Marton including community centres, doctors and shops.

A Committee member raised concern over the traffic issues and the extent of traffic along Marton Road and asked for the application be deferred until after the results of the consultation were analysed.

A Member queried the build out rate for the development it was advised that 25 units a year would be built however this could increase slightly due to market demand.

A Member stated that the development would provide a high standard of accommodation and would be a development asset and make Middlesbrough a more attractive place to live it was felt that it was a positive development.

A member considered that the proposals were better than indicated at outline stage, that this will complement the site due to houses fronting onto open space whilst noting that mitigation has been planned for and that traffic impacts would be nominal.

A member considered that the report was comprehensive from officers and that this would be a prestigious development.

The Chair queried matters around provision of a community centre and wheel chair friendly paths. Officers responded to these queries to confirm the S106 would be negotiated to provide some provision to Community Facilities in Nunthorpe and that the developer was amenable to surfacing of footpaths in line with the requirements of the Council's Public Rights of Way Officer.

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