

PLANNING AND DEVELOPMENT COMMITTEE

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

PRESENT: Councillors S E Bloundele, D J Branson, S Dean, J Hobson, J McGee, L McGloin, F McIntyre, V Walkington and M Walters

OFFICERS: A Glossop, J McNally, P Clarke

APOLOGIES FOR ABSENCE Councillor M Saunders.

DECLARATIONS OF INTERESTS

There were no declarations of interest at this point in the meeting.

18/5 MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE - 8 JUNE 2018

The minutes of the Planning and Development Committee held on 8 June 2018 were taken as read and approved as a correct record.

18/6 SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE

18/0146/FUL, Middlesbrough Golf Club, Brass Castle Lane, Middlesbrough, installation of directional floodlighting for Mr John Barry Hallam.

The Development Control Manager advised that a site visit had been held on the morning prior to the meeting.

The Committee heard that the application sought planning permission for the installation of 5 LED 560 Watt floodlights to be located along the top of the existing single storey driving range building. Members were advised that the driving range building was positioned within the centre of the existing golf course. The driving range building faced towards the north with the illumination distance being a maximum of 200 metres. The Development Control Manager stated that the nearest residential properties would be located approximately 520 metres and 590 metres from the location of the lighting at Astbury and Hawkstone.

The Committee were advised that following the consultation process, 11 objection comments had been received from residents and no objections had been received from the statutory consultees.

The Development Control Manager advised that the applicant had submitted a plan and report showing the levels of illumination across the driving range which had been assessed by the Councils Environmental Health officer who had raised no objections. The Committee heard that the proposed lighting would be on a timer switch with the lighting being switched off at 9pm, which would be a condition if the application was approved.

Objections included:

- Light pollution no time periods specified and directly faced bedrooms
- Noise pollution no times stated when tractor ball collection would take place
- Demolition of trees
- No images or tests for the lighting provided
- Light impact will have an effect on the interest in astronomy
- Impact on value of property
- Impact on view from rear of properties

A resident spoke in objection to the application, the objections included:

- Trees will shed leaves
- Lights shining into children's bedrooms as there is a line of sight from first floor

- windows to the upper section of the driving range
- Light does not disappear
- Residents not given enough notice of Planning and Development Committee meeting
- 1 notice placed in street not near affected houses
- Lights sometimes left on in main club
- Can apply in future to extend the cut off time for the lights

The Ward Councillor spoke in objections to the application, the objections included:

- Gaps in trees that light can shine through
- Very dark area
- Can lights not be turned round slightly
- No consultation with residents by the golf club
- Disturbing young children's sleep

Several Committee Members voiced concern over the lack of consultation with residents and number of notices at the site, suggested that the decision could be deferred until further information had been provided about luminance -

A member sought clarification on the luminance levels that were detailed on the submission which were confirmed by the Development Control Manager. The Development Control Manager advised that the consultation was within legislation requirements and that the houses that had been consulted were 0/5km away from the site which was a significant distance..

ORDERED that the application be **Approved** with conditions set out in the report.

18/0174/RES, Hemlington Grange Phase2, Middlesbrough, Erection of 145no dwellings with associated garaging, SUDS basin and landscaping (Phase 2A) for Mr Mark Fletcher.

The Development Control Manager advised that a site visit had been held on the morning prior to the meeting.

The Committee were advised that the application sought consent for the erection of 145 dwellings with associated works including sustainable drainage and landscaping. Members heard that the application site was part of the wider Hemlington Grange site which had outline consent for approximately 1200 dwellings. To date full planning permission had been given for 273 dwellings. Members were advised that this application represented the next phase of the development and the proposed 145 dwellings included 77 detached dwellings and 68 semi-detached dwellings.

Members were advised that following a consultation exercise five objections had been received from local residents. The objections primarily related to a footpath link outside the wider Hemlington Grange site, which is not part of this application.

The Development Control Manager advised Members that the principle issues to be considered in respect of this reserved matters application centred upon the design of the dwellings, the scale and layout of the dwellings, the parking provision and internal road layout, landscaping and drainage.

The Development Control Manager stated that consideration could only be given to matters that were material to this application. Those matters raised by objectors which were not material included highway implications outside the site, anti-social behaviour, noise and dust from the construction and pollution.

Members were advised that in response to consultation comments and the development control assessment of the submitted details, the developer had worked closely with the Planning and Highways Officers to improve the quality of the scheme proposed in terms of the layout, house types, landscaping and highway hierarchy.

The Development Control Manager recommended that the application be approved with the

following conditions:

- The phase of development to which the permission related must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
- **Play Area**
Details of the play equipment to be constructed in the play area, including a management and maintenance scheme, must be submitted to and approved in writing by the Local Planning Authority. The play equipment must be installed as approved prior to the completion of construction of the dwellings hereby approved and thereafter retained on site
- **Public Rights of Way and Bridleways**
Within year of commencement of the development hereby approved, a Public Right of Way phasing plan detailing both the timing of implementation and construction details of the proposed Public Rights of Way shall be submitted to and approved in writing by the Local Planning Authority.
The approved Public Right of Way phasing plan shall be implemented as agreed, unless agreed otherwise by the Local Planning Authority.

ORDERED that the application be **Approved** with conditions set out in the report.

17/0532/FUL, Land between Oakfield House and 1 Oakfield Gardens, Ormesby Road, Middlesbrough, Erection of 1no bungalow for Mr Dennis Carvell

The Development Control Manager advised that a site visit had been held on the morning prior to the meeting.

The Committee heard that the application sought consent for the erection of a bungalow. The Members heard that the application site was a plot of land to the north of Normanby Road which did not have a specific allocation in the Housing Local Plan.

The application site is a plot of land on the north side of Normanby Road, west of the junction with Oakfield Gardens and the Spencerbeck Boundary with Redcar and Cleveland. The site is in a residential area with a mix of two-storey houses and bungalows.

The Development Control Manager advised that permission was sought for the erection of a bungalow with rooms in the roof space. The proposed dwelling is set towards the rear of the site. The bungalow measures 10m by 8m with a height of 2.9m to the eaves and 6.5m to the ridge. The site is accessed from the existing vehicle access on Normanby Road.

The Development Control Manager advised that there was an extensive history on the site itself and the wider area including applications refused and approved for residential development. Members heard the most recent application was refused in 2016 due to the proposed development appearing excessive in relation to the plot size.

In relation to the previous refusal, the proposed bungalow is smaller in length and width, had a lower height and did not include any dormers. It also sits further back on the site which is considered results in a better relationship with properties either side.

Following a consultation exercise one objection and one neutral comment (neither for nor against the application) have been received from resident). The objections included:

- Excessive form of development in relation to the available site area.
- The cramped site results in a contrived design which would be detrimental to the amenity and living condition of neighbouring occupiers;
- Size and scale is large and obtrusive for the size of the site and would be detrimental to the amenity of neighbouring occupiers;

ORDERED that the application be **Approved** with conditions set out in the report.

The Development Control Manager provided a verbal update to Members to advise them of the findings of the Inspector appointed by the Secretary of State for Communities and Local Government, with regards to a number of planning appeals.

The Development Control Manager discussed the cases and the merits of the Inspectors Decision and how the matter would be taken forward to gain compliance with the decisions and in relation to future decision making.

18/8

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).

AGREED:

- That the content of the report be noted