

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 5 October 2018.

PRESENT: Councillors D J Branson, J Hobson, J McGee, L McGloin, J Rostron, V Walkington and M Walters

OFFICERS: A Glossop
E Loughran
J McNally
S Pearman

APOLOGIES FOR ABSENCE Councillor S E Bloundele, Councillor F McIntyre, Councillor N J Walker.

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 - 7 SEPTEMBER 2018

The minutes of the Planning and Development Committee held on 5 October 2018 were taken as read and approved as a correct record.

2 SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE

17/0893/RES, Plot 2 Bridlewoods Middlesbrough, TS8 9GJ, Reserved matters application for the erection of 1no dwelling for Mr & Mrs Lee Spensley

17/0894/RES, Plot 3 Bridlewoods Brass Castle Lane, Middlesbrough, TS8 9EE, Reserved matters application for the erection of 1no dwelling for Mr & Mrs Lawrence Conway

18/0066/RES, Plot 4 Bridlewoods Brass Castle Lane, Middlesbrough, TS8 9EE, Reserved matters application for the erection of 1no dwelling for Mr & Mrs Anthony Spensley.

The Development Control Manager advised Members that permission was sought for the approval of reserved matters for the erection of the 3 dwellings. The reserved matters included design, scale, layout and landscaping. Details relating to access to the site were considered at the outline stage.

Members were advised that the outline application for 5 dwellings was refused by Members at Committee but had been subsequently overturned by the Planning Inspectorate who allowed the appeal. Access to the site was considered as part of the outline application. The outline consent included 5 conditions relating to contaminated land, flood risk, surface water drainage, highway construction and the construction compound. The requirements of these conditions had been discharged.

Members were advised that the principle issues to be considered in respect of the reserved matters application centred upon the design, scale and layout, the parking provision and landscaping. The Development Control Manager stated that consideration could only be given to matters that were material to this application. Those matters which were not material included access to the site, impacts on ecology, flooding and drainage as those were considerations at the outline stage.

Members heard of the 5 plots approved in outline 3 had been submitted for reserved matters, plots 2, 3 and 4.

The Ward Councillor spoke on behalf of a local resident in objection to the application. The

objections included;

- Affect local ecology;
- Inadequate access;
- Increase danger of flooding, the road along the beck will affect the natural contours of the land and affect drainage from the golf course;
- Information missing from plans;
- Loss of privacy;
- Loss of wildlife
- Out of keeping with character of area;
- Electricity supply - sub station
- Overpowering properties
- Glass area overlooking garden
- Damage to property caused by vibration
- Access for emergency vehicles

The Ward Councillor spoke in objection to the application. The objections included;

- Full application not submitted for the full 5 dwellings
- Scale of the development
- Wrong area for this size of development

In relation to the objections raised the Development Control Manager advised that if an electricity substation was required it would require planning permission in its own right and that electricity supply was not a planning consideration. The Development Control Manager stated the scale of the development could reasonably fit on the site. In relation to loss of privacy and overlooking the Development Control Manager advised that the closest proposed property to the boundary with the existing bungalow would be at least 10 metres. It was advised that anything overlooking the property would be at an angle and the closest property presented its side elevation to the existing property..

In regards to the concerns over the existing water course associated with the adjacent property, the Development Control Manager advised that a Flood Management Officer would be attending a meeting the following week to discuss that persons matters in relation to the passage of water through their property but that this was not a matter which was relevant to this reserved matters application..

In regards to damage/vibration the Development Control Manager advised that this would be a private matter.

In regards to drainage the Development Control Manager advised that there were conditions in the original application which had since been discharged.

ORDERED that the applications be **Approved on Condition** for the reasons set out in the reports.

3 **PLANNING APPEAL**

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 planning appeal.

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

4 **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 December 1992).

AGREED:

- That the content of the report be noted