

**EXECUTIVE MEMBER DEVELOPMENT**

A meeting of the Executive Member Development was held on Monday 28 July 2025.

**PRESENT:** Councillor T Furness

**ALSO IN ATTENDANCE:** D. Hodgson (Local Democracy Reporting Service), W Tovey (Nunthorpe Parish Council) and A. Walker (Nunthorpe Parish Council).

**OFFICERS:** S Bonner, T Frankland, S Gilmore and C Holt.

**APOLOGIES FOR ABSENCE:** None.

25/1 **DECLARATIONS OF INTEREST**

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

25/2 **NUNTHORPE GRANGE DESIGN GUIDE UPDATE**

The Executive Member for Development considered a report regarding an updated design code for Nunthorpe Grange.

The report sought Executive Member approval for the adoption of the updated Nunthorpe Grange Design Code that would ensure the development of Nunthorpe Grange became a positive addition to Nunthorpe.

The Design Code would ensure that high quality homes were provided for new residents and would ensure the delivery of additional amenities for new and existing residents.

Since the adoption of the original Nunthorpe Grange Design Code in 2018, a GP surgery had been developed on the site and Executive approval had been granted for the disposal of land to facilitate the development of a place of religious worship.

In September 2024, Executive approved the private treaty sale of land at Nunthorpe Grange for the development of housing and an elderly persons care home.

More recently, Planning Committee had approved the Nunthorpe Community Centre application and Executive approval had been granted to construct the facility on the Stokesley Road site adjacent to the GP Surgery.

The updated Design Code reflected the development that has been undertaken since it was originally adopted in 2018 and that proposed for the future.

The Executive Member outlined the decisions to be taken and invited questions from others present at the meeting.

Representatives from Nunthorpe Parish Council, who were present at the meeting, made several comments and raised queries about the report.

A question was raised regarding previous Section 106 agreements in the area. It was clarified that the Executive Member could not comment on previous 106 agreements, however Officers would look at previous agreements to understand what had gone before.

It was commented the plan under consideration seemed to be an additional plan to several previously submitted. The Executive Member stated the plan under consideration was part of wider set of plans that acted as a development framework for the area.

It was queried if statistics, relating to usable space on the existing playing fields, could be provided. It was clarified that this may not be possible owing to the subjective nature of those statistics.

The representatives of the Parish Council stated it was important for the Council to engage with local communities on development plans even if the outcome was unpopular. It was further commented such engagement was useful because it raised awareness about wider strategic matters affecting the local area.

## **OPTIONS**

The Council could elect not to update the Design Code for Nunthorpe Grange and to rely on the existing Design Code, the adopted Local Plan, the Emerging Local Plan and National Planning Guidance, to deliver a high-quality design / development.

This would not reflect the enhanced community input which had been undertaken since 2018, or that proposed for the future, and would limit the ability to deliver a coherent development which reflects local aspirations.

## **ORDERED that the Executive Member for Development:**

- 1. approve the adoption of the updated Nunthorpe Grange Design Code attached as Appendix 1 to this report; and,**
- 2. delegates authority to the Director of Regeneration to approve minor variations to the Design Code.**

## **REASONS**

Nunthorpe had a unique presence and community in the Middlesbrough area and the updated Design Code would ensure that it was protected and enhanced by the successful development of the Nunthorpe Grange site.

Compliance with the updated Design Code would be a material consideration for the determination of any planning applications for the Nunthorpe Grange site, along with the Current Local Plan, the Emerging Local Plan and National Planning Guidance, to deliver high quality design / development.

25/3

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

None.

The decision(s) will come into force after five working days following the day the decision(s) was/ were published unless the decision(s) become subject to the call in procedures.