

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Friday 11 November 2022.

PRESENT: Councillors J Hobson (Chair), D Coupe (Vice-Chair), D Branson, B Cooper, C Dodds, M Nugent and J Rostron

OFFICERS: P Clarke, C Cunningham, R Harwood and G Moore

APOLOGIES FOR ABSENCE: Councillors J McTigue, J Thompson and G Wilson

22/12 **DECLARATIONS OF INTEREST**

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

22/13 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 7 OCTOBER 2022**

The minutes of the meeting of the Planning and Development Committee held on 7 October 2022 were submitted and approved as a correct record.

22/14 **SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**

The Head of Planning submitted plans deposited as applications to develop land under the Town and Country Planning Act 1990.

22/0605/FUL Installation of air conditioning plant within inner courtyard; and new deliveries ramp to rear at 15 Shelton Court, Middlesbrough, TS3 9PD for One Stop Stores Limited

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 prior to the meeting.

Full details of the planning application and the plan status were outlined in the 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 Head of Planning advised that the purpose of the application was to seek planning approval for the installation of an air conditioning plant within the building's inner courtyard; and new deliveries ramp to rear.

The site was located within the designated Shelton Court Local Centre.

Members were shown several images, illustrating both existing and proposed rear, side and front elevations.

The existing deliveries route to the rear was to be altered to provide improvements and ramp access, instead of the existing stepped approach.

It was planned that the air conditioning units would be purely functional and fairly typical and utilitarian in their design. The units were to be positioned within the existing external central courtyard and as such would be entirely screened by the existing building. The positioning of the units planned to ensure that there would be no significant impacts in terms of noise.

Three objections had been received, which had raised concerns with regards to the use of the premises and possible littering, anti-social behaviour and parking problems associated with it. A signed petition had also been received, which referenced licensing issues. Those matters were not material to the consideration of the submitted application, as the change of use of the premises to a retail outlet was a permitted change. Ultimately, the objections received related mainly to the change of use and as such were not material or relevant to the consideration of the application.

The Head of Planning advised that the proposals were considered to be suitably scaled and appropriate additions in the location, which would have minimal impact on the appearance and character of the area. The application was considered to be acceptable, fully in accordance with the relevant policy guidance.

A discussion ensued and a Member commented that there were no material considerations or technical reasons, which indicated that the application should be refused.

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

22/15 **DELEGATED PLANNING DECISIONS**

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).

NOTED

22/16 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

Nutrient Neutrality

In terms of the Nutrient Neutrality advice that had been recently issued by Natural England, the Council had commissioned consultants to consider population impacts of new developments. The consultants had determined that the figure suggested by Natural England for use in the nutrient calculator had, in the case of Middlesbrough, overestimated the likely additional population that would result from the development of new housing and it had been stated that a formula of 0.6 persons per dwelling should be applied. Members were advised that the consultant methodology had been accepted by Natural England. It was considered that the revised figure was robust and would reduce the impact of the advice on new developments and subsequently the mitigation measures required.

NOTED