

PLANNING AND DEVELOPMENT COMMITTEE

Date: Friday 11th November, 2022 Time: 1.30 pm Venue: Mandela Room

AGENDA

**Site visits will be held on Thursday 10th November 2022.
The bus will depart the rear of the Town Hall at 1.00 p.m.**

1. Welcome and Introduction
2. Apologies for Absence
3. Declarations of Interest
4. Minutes - Planning and Development Committee - 7 October 2022 3 - 6
5. Schedule of Planning Applications to be Considered by Committee 7 - 18

Schedule - Page 7
Item 1 - 15 Shelton Court - Page 9
6. Delegated Planning Decisions 19 - 22
7. Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin
Director of Legal and Governance Services

Town Hall
Middlesbrough
Thursday 3 November 2022

MEMBERSHIP

Councillors J Hobson (Chair), D Coupe (Vice-Chair), D Branson, B Cooper, C Dodds, J McTigue, M Nugent, J Rostron, J Thompson and G Wilson

Assistance in accessing information

Should you have any queries on accessing the Agenda and associated information please contact Georgina Moore, 01642 729711, georgina_moore@middlesbrough.gov.uk

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Friday 7 October 2022.

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

ALSO IN ATTENDANCE: I Bailey, A Bennett, A Blyth, E Craigie (Teesside Live), Councillor C Hobson and S Woolridge

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

APOLOGIES FOR ABSENCE: Councillors J McTigue and G Wilson

22/8 DECLARATIONS OF INTEREST

Name of Member	Type of Interest	Item/Nature of Interest
Councillor D Branson	Non-Pecuniary	Agenda Item 5, Item 1 - Grey Towers Village, acquaintance of an objector
Councillor D Coupe	Non-Pecuniary	Agenda Item 5, Item 1 - Grey Towers Village, acquaintance of an objector
Councillor J Hobson	Non-Pecuniary	Agenda Item 5, Item 1 - Grey Towers Village, Ward Councillor

22/9 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 2 SEPTEMBER 2022

The minutes of the meeting of the Planning and Development Committee held on 2 September 2022 were submitted and approved as a correct record.

22/10 SCHEDULE OF REMAINING 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.

22/0240/FUL Retrospective alterations to retaining wall increasing the height/face of the wall and approval of facing materials at Grey Towers Village, Nunthorpe, Middlesbrough for Barratt David Wilson Homes - North East

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 site was located within the Grey Towers development site, which was currently under construction. The site was located along the northern edge of the wider Grey Towers site and to the south of Brass Castle Lane and the existing hedgerow that separated the site from the road. To the east, south and west was the housing development site. To the north was an existing residential estate.

Retrospective permission was sought to make changes to an approved retaining wall and to agree the finishing materials used in the construction of the wall. The height of the wall appeared greater than approved, due to changes to the ground level at the base of the wall to the north. The ground levels at the top of the wall were in accordance with the approved plans.

A number of objections related specifically to the appearance of the wall due to the materials that had been used, namely the black/grey stones. Whilst the wall was currently visible in a couple of locations along Brass Castle Lane, the proposed landscape scheme aimed to significantly reduce and soften the appearance of the wall and the stones used in its construction. Evergreen Ivy climbers were proposed, those would climb the wall to mask it. In addition, the Ivy would be supported by a 50/50 Holly (also evergreen) and a Birch hedgerow

to be planted in front of the wall.

As a result of the landscape scheme, the materials used in the construction of the wall would become screened at differing times of the year, and as landscaping became more established. Therefore, visually, the colour of the stones used in the wall was considered to have limited impact within the area. The additional planting also had added benefits for biodiversity at the site and planned to provide further habitat for wildlife.

A number of comments had been received regarding the safety of users. The installation of railings was proposed above the retaining wall, which were in keeping with those approved on the wider housing development. The railings planned to provide a physical barrier to ensure the safety of residents.

The application had been previously considered by the Planning and Development Committee on 2 September 2022. At that meeting, the committee had agreed to defer the application in order to seek responses in respect of a number of questions/statements. A section of the submitted report included responses to the matters raised (see paragraphs 32 to 38).

A question had been asked in respect of who had decided the type of brick. It was clarified that the Applicant had chosen the brick type. It was highlighted that 'who' had made the decision on the materials was not a planning consideration, as it had no bearing on whether or not the material was acceptable in planning terms. As mentioned, as a result of the landscape scheme, the materials used in the construction of the wall would become screened at differing times of the year and as landscaping became more established.

A question had been asked in respect of who had increased the height of the wall. It was clarified that the height of the wall had not been changed, the base and top of the wall were as originally planned. What had changed was how much of the wall was exposed and visible. The Applicant had amended the angle of the embankment abutting/enclosing the wall. That change had been made during construction, due to issues relating to access for plant and machinery, construction, health and safety, ongoing maintenance and drainage. It was added that 'who' made the decision to change the height of the wall was not a material planning consideration, as it had no bearing on whether or not the wall was acceptable in planning terms.

A statement was made that the design of the wall impacted on the quality of the area. It was clarified that the analysis of the development (detailed in the submitted report in relation to amenity, design/streetscene, highways and flood risk) had concluded that the design of the wall did not have a significant impact on the quality of the area. It was highlighted that there was only one area of the wall that was particularly visible, at the entrance of Brass Castle Lane. However, the visual appearance of the finishing materials of the wall would be mitigated against through the implementation of the proposed landscape scheme.

A statement was made that, if approval was granted, people would erect oversized fences and walls. It was explained that a planning application had to be assessed in relation to national and local policy and guidance and material planning considerations. It was highlighted that a decision must not be made on the basis of something that may or may not happen, by people not associated with the Applicant or the development. Members were advised that consideration of the application would have no bearing on the enforcement processes that were currently in place to deal with any breaches of planning regulations, should they occur.

A Member raised safety concerns and queried the purpose of the wooden fence, which had been positioned on top of the retaining wall. The Head of Planning advised that both the construction of the road and the retaining wall had already received planning approval. Concerns regarding the safety of pedestrians and vehicles, due to the height of the road, would be mitigated against as part of the highways adoption process. In addition, a condition attached to the application planned to ensure that a safety risk assessment would be undertaken to determine the most appropriate highway restraint scheme for the top of the retaining structure. The Applicant advised that the wooden fence was a temporary measure and the installation of railings was proposed to provide a safety barrier for pedestrians.

A Member queried whether Ivy climbers would cause damage to the retaining wall. In response, the Head of Planning advised that as the Ivy climbers proposed were evergreen, the sound masonry and brickwork would be unaffected.

A Member queried when the retaining wall had initially received planning approval. In response, the Head of Planning advised that the wall had been part of a larger application seeking approval of a residential development (comprising 238 dwellinghouses with associated access and landscaping). The application had received approval in 2018. When considering the initial application, the impact of the development on the surrounding area and land levels had been assessed.

A Member raised a query regarding highway safety. In response, the Applicant explained that safety measures had been discussed and agreed with highway engineers. Not only would railings be installed at the top of the wall to provide a safety barrier for pedestrians, a double height containment kerb would be installed to prevent vehicles leaving the highway. The Head of Planning added that approval of the application would ensure that the highway restraint scheme received formal approval from the Local Planning Authority before being implemented (see Condition 2 detailed in the submitted report).

A Member raised a query about the steepness of the slope at the bottom of the wall. The Head of Planning advised that a steeper gradient had been granted approval. It was clarified that with the current slope, more of the wall was exposed. The Applicant commented that the stone base of the wall and the gradient of the slope ensured the wall was stable and structurally sound.

An Objector was elected to address the committee, in objection to the application.

In summary, the following points were raised by the Objector:

- Approval had been granted for a 1.2 metre high wall and the wall constructed was 2 metres high. In addition, a wooden fence had been installed above the wall increasing its height further.
- The Applicant had been informed that the height of the wall did not comply with approved plans and that the finishing materials required approval from the Local Planning Authority. Regardless of that, the Applicant continued to erect the wall.
- The Applicant had deliberately broken planning laws and had ignored instructions from the Local Planning Authority to adhere to the pre-agreed plans - there needed to be consequences.
- Risk assessments should be undertaken in respect of the possibility of subsidence on the site, flooding and the suitability and validity of the wall.
- An additional safety barrier was required to ensure the safety of residents.

Another Objector was elected to address the committee, in objection to the application.

In summary, the following points were raised by the Objector:

- The materials used were inappropriate and not in keeping with the area.
- There had been complete disregard for nearby residents and local people.

The Ward Councillor was elected to address the committee.

In summary, the Ward Councillor raised the following points:

- The Applicant had been told that the type of brick used was not in keeping with the area but the construction of the wall continued.
- The 8ft wall was significantly higher than what had been agreed.
- As there was a road positioned at the top of the wall, there were concerns whether the installation of railings would be sufficient to ensure the safety of users.
- Implementation of a highway restraint scheme within 6 months was not sufficient. Given the potential safety risks to users, the scheme should be implemented immediately.
- The wall undermined the visual amenity and character of the area.
- When foliage reduced during autumn and winter months, the wall would be clearly visible from nearby properties.
- The application was contrary to:
 - Policy CS5 (Design) and Policy DC1 (General Development) requiring all new

development to be a high quality design in terms of layout, form and contribution to the character and appearance of the area. In addition, CS5 required all new developments to enhance both the natural and built environment; and

- MW7, requiring all developments to reflect the scale and character of the surrounding area.
- Approval of the application would set a precedent for others to erect walls that were higher than those permitted.
- Compensation for residents was required.

A Member raised further concerns in respect of safety issues. In response, the Head of Planning advised that health and safety issues were not material planning considerations and as previously stipulated the proposed double height containment kerb and the railings along the top of the wall would provide a significant physical barrier. Members were reminded that the road and the retaining wall had already received consent and the issues regarding safety would remain, regardless of whether the application before Members was approved or refused.

A Member queried whether the Applicant could change the colour of the wall and offer residents compensation. In response, the Head of Planning commented that the finishing materials of the wall would be mitigated against through the implementation of the proposed landscape scheme. Members were advised that the offer of compensation for residents was not a planning matter. It was added that the S106 funds, provided by the Applicant, would enable the delivery of improvement works in Marton West.

A discussion ensued and a Member commented that the retaining wall conflicted with policies DC1, CS5 and MW7.

ORDERED that the application be **Refused** for the reasons outlined below:

The proposal by virtue of its scale, massing and materials is considered to be out of keeping with the local area contrary to the requirements of the Development Plan as set out in policies MW7 of the Marton West Neighbourhood Plan, and policies CS5 and DC1 of the Core Strategy.

22/11

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

Weekly Planning Lists

A Member highlighted the importance of elected members receiving email notification of the weekly planning lists. In response, the Head of Planning advised that at the present time, due to demands and increasing workloads, the department was unable to action the request. It was commented that Members were able to access the weekly lists via the planning portal.

NOTED

Nutrient Neutrality

A Member queried whether applicants had encountered delays, as a result of the guidance published by Natural England in respect of nutrient neutrality. In response, the Head of Planning advised the impact of the guidance was being effectively managed and the department was working closely with applicants to identify mitigations.

It was advised that recent Government plans aimed to place a new legal duty on water companies in England to tackle the long-term issue of nutrient pollution.

NOTED

Planning & Development Committee Schedule - 11 November 2022

Town Planning applications which require special consideration:

1	<p>Reference No: 22/0605/FUL</p> <p>Ward: Brambles/Thorntree Ward buffer = Park End & Beckfield Ward buffer = Brambles & Thorntree</p>	<p>Applicant: One Stop Stores Limited</p> <p>Agent: Calfordseaden LLP</p>	<p>Description: Installation of air conditioning plant within inner courtyard; a new deliveries ramp and entrance to rear; and external alterations to front elevation</p> <p>Location: 15, Shelton Court, Middlesbrough, TS3 9PD</p>
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APPLICATION DETAILS

Application No:	22/0605/FUL
Location:	15 Shelton Court, Middlesbrough, TS3 9PD
Proposal:	Installation of air conditioning plant within inner courtyard; and new deliveries ramp to rear
Applicant: Company Name:	One Stop Stores Limited
Agent: Company Name:	Pierre Langlois, calfordseaden LLP
Ward:	Brambles/Thorntree, Ward buffer = Park End & Beckfield, Ward buffer = Brambles & Thorntree
Recommendation:	Approve Conditionally

SUMMARY

The application seeks planning approval for the installation of an air conditioning plant within the building's inner courtyard; and new deliveries ramp to rear.

Three neighbour objections have been received along with a signed petition, which largely refers to anti-social behaviour, litter, parking, and deliveries to the site.

The proposal is largely compliant with relevant policy in that the additions are suitably scaled and appropriately scaled ensuring any impacts on adjacent properties and any impacts on the streetscene and character and appearance of the area is minimal.

The proposal adheres to the principles of the National Planning Policy Framework (NPPF) and the local policy requirements (Policy CS5 and DC1).

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a detached two storey building located at 15 Shelton Court in the Thorntree area of Middlesbrough. The site is located within the designated Shelton Court Local Centre, to the northern side of The Greenway. The local centre is designed around a central car park area with the application site located to the north of the car park and two separate blocks of two storey terraced buildings located on the eastern and western side of the car park. The application site is a detached building which has open space areas to the east and west with the Brambles Business Centre and additional residential properties to the rear along

Shrewsbury Road. The application site was last used as a Dental Surgery and Initiatives Centre although is now currently vacant, but is it be utilised for use as a convenience store with retail use.

The application seeks planning approval for the installation of air conditioning units, which are to be positioned within the existing central courtyard and an access ramp to the rear.

Advertisement panels are also proposed to the front elevation which are to be placed over the existing dilapidated windows, however these works will be considered under a separate advertisement application and assessed and determined on their own merits.

With regards to the proposed retail use, this is a permitted change, that does not require planning approval. As such the air conditioning units and rear access ramp are the only elements that form part of this application and are to be considered in this case.

PLANNING HISTORY

No relevant planning history

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development

although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

CS5 - Design

DC1 - General Development

UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Public Responses

Number of original neighbour consultations	13
Total numbers of comments received	3
Total number of objections	3
Total number of support	0
Total number of representations	3

Zaheer Abbas – 1 Shelton Court, Middlesbrough, TS3 9PD

The area has sufficient retail outlets to adequately provide a service to the community and done successfully for a number of years. Inevitably some all the businesses will close down

which will mean more people will lose their jobs rather than jobs created.

We do not want the grass verges to be replaced by concrete or tarmac this just brings the area to look more downtrodden than it already does.

These types of establishments attract anti-social behaviour. Are the council prepared to justify the cost of extra police resources that will be needed?

Refuse bins will be needed for by this establishment. There is no doubt that these bins will be lit on fire as this is the norm for this area if they are not lit on fire they will be scattered around the area making it unclean and unsafe. The litter of the bins will attract vermin cats and dogs again making the area more unclean.

These types of establishments also attract youths here in gangs right up until closing time making the area Moncier rising the antisocial behaviour and making people feel more Vulnerable. Parking is also an issue there isn't much space for a big chain store like this again causing more fights and more antisocial behaviour in the area.

I therefore strongly object to the planning and licensing application of 15 Shelton Court.

Lisa Teasdale – 5 Shelton Court, Middlesbrough, TS3 9PD

The reason for my appeal are as follows at the moment Shelton court is undoubtedly suffering from Asbo behaviour which we are trying to control with a passion this would also create x amount of litter we as small business owners take pride in the Thorntree community and personally clean and remove litter ourselves. Parking would be a great issue for the amount of traffic this would cause and lack of space can have an impact on existing business that are already there like myself with the use of large lorries ect.

Francis Hansen - 9 Shrewsbury Road, Middlesbrough, TS3 9LY

Another shocking decision by the Committee for given permission for this one stop shop to open at Shelton court. This will bring a lot of trouble to us residents in this area I live right out the back of it in Shrewsbury Road. It's mentioned the place will have a ramp and rear entrance. That alone would bring a lot of trouble for us residents close by. We fear gangs full of alcohol would congregate their out the back of our houses. Rubbish and delivery lorries delivering early mornings would also become a major concern. When has mentioned the staff of one life are trained to talk to unruly customers well even if the staff where armed with battons ,it would not deter in any way some of them we have round here .I reiterate nobody in the vicinity wants a one stop store round here we have a Sainsbury's / bells very nearby. I suggest the committee One Stop It Now .

A signed petition has also been received

Environmental Protection

No objections subject to the following conditions –

- Deliveries and collections to the rear of the premises must be kept between the hours of 8:00am and 7:00pm Monday to Saturday, and between the hours of 9:30am and 6:30pm Sunday.
- Collections from the refuse store must be kept between the hours of 8:00am and 7:00pm Monday to Saturday, and 9:30am to 6:30pm Sunday

PLANNING CONSIDERATION AND ASSESSMENT

Policy

The relevant policies in the Development Plan are DC1 (General Development and CS5 (Design). Policy CS5 aims to secure a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context. Policy DC1 takes account of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials. This is to ensure that they are of a high quality and to ensure that the impact on the surrounding environment and amenities of nearby properties is minimal.

With regards to AC units the Urban Design Guide states that permission will generally be granted so long as they don't materially change the appearance of the building, oversized mechanical equipment and excessive projections are avoided, units are located on secondary elevations, matching colours/materials are used and located away from other buildings.

Whilst there is no specific guidance relating to access ramps, the principles set out within the design guide seeks to achieve development that is of a scale that is appropriate to the existing building and not of an overbearing nature. Development, which would dominate the street scene, is likely to be resisted, proposals should not look out of place in the site or in the street and should enhance, not detract, from the character of the area.

Scale, Layout and Appearance

The ground floor area is to be used as a convenience store and therefore the air conditioning plant is to facilitate the store air conditioning and refrigeration components within the premises.

The air conditions units will be purely functional and fairly typical and utilitarian in their design. They are to be positioned within the existing external central courtyard and as such will be entirely screened by the existing building to any residential or neighbouring buildings and will not be visible within the streetscape. The proposed plant is of new and modern components, quiet in operation, with the benefit of being screened to all areas to avoid any form of noise disturbance during operation.

The existing deliveries route to the rear is also to be altered to provide improvements and ramp access instead of the existing stepped approach. The access ramp is again typical in appearance, will be relatively small scale in relation to overall building, is located at the rear within the constraints of the site and will not look out of place or out of keeping with the unit and its immediate surrounding which is of commercial setting.. The ramp will not be visible from any public vantage points and as such will not be detrimental to the wider streetscene. The proposals are considered to be minor additions that would have a negligible impact on the character and appearance of the surrounding area, as they will not be visible within the streetscene. The premises and surrounding area will appear largely unchanged following the works.

The proposals are considered to be suitably scaled and appropriate additions in this location which will have minimal impact in terms on appearance and character of the area in accordance with CS5 (test c) and DC1 (test b). The proposals are also compliant with the Councils SPD Guidance in that they will not materially alter the external appearance of the property and are suitably scaled and positioned away from adjacent buildings.

Privacy and Amenity

The application site is a detached building with no adjoining properties. The air conditioning units will be contained discreetly within an internal courtyard within the constraints of the site

which will ensure that there will be no significant impacts in terms of noise. Environmental Health have considered the application and raised no concerns. Whilst the proposal includes an access ramp, it is located in an inconspicuous location at the rear within the existing site boundary. Separation distances between the adjacent businesses/properties will remain unaltered and deliveries will still place at the rear of the site as they had done previously. The proposal therefore meets with the requirements of Policy DC1 (test c).

Highway related matters

No new or additional floor space will be created by the proposed works and the existing pedestrian and car parking facilities that service the centre to the front of the site will remain unchanged. The proposal is therefore considered to be in accordance with policy DC1 (test d).

Other matters

Objections have been received which have raised concerns with regards to the use of the premises and possible littering, anti-social behaviour and parking problems associated with it. These matters are not material to the consideration of this application because as detailed earlier in this report, the change of use of the premises to a retail outlet is a permitted change and does not form part of this application. In any event the issues associated with anti-social behaviour are not a material planning consideration and alternative legislation deals with this should it happen. Ultimately the objections received, relate mainly to the change of use to the premises and as such are not material or relevant to the consideration of this application.

Conclusion

In view of the above, the application is considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations or technical reasons, which indicate that the application should be refused.

RECOMMENDATIONS AND CONDITIONS

Approve Conditionally

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the plans and specifications below and shall not relate to no other plans.

- a. Proposed plans – Drawing Ref: B 201 REV B, received 6th October 2022
- b. Design and Access Statement

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed air conditioning units and rear access ramp accord with the principles of the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and

proactive way in line with paragraph 38 of the NPPF (2018). In addition, the proposed air conditioning units and rear access ramp accord with the local policy requirements (Policies CS5 & DC1 of the Council's Local Development Framework). In particular the proposed air conditioning units and rear access ramp are designed so that their appearance is complementary to the existing building and so that they will not have a detrimental impact on the amenity of any adjoining or nearby residents. The units will not prejudice the appearance of the local centre and not significantly affect any landscaping nor prevent adequate and safe access to the site. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refuse

INFORMATIVES

None

Case Officer: Joanne Lloyd

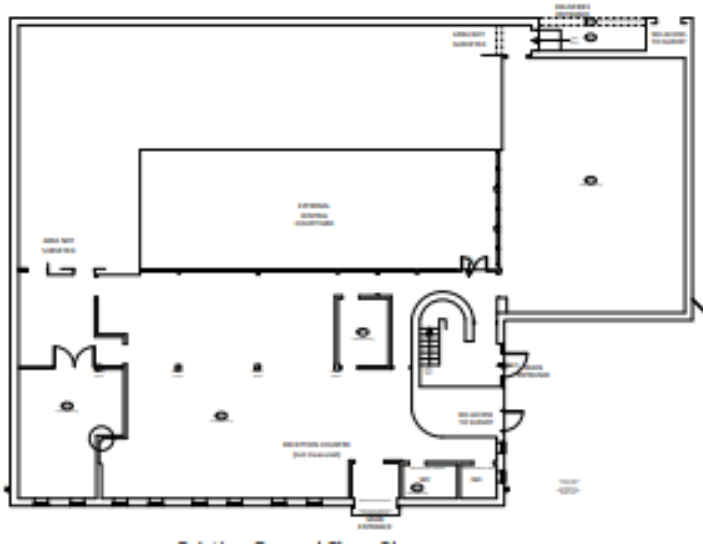
Committee Date: 11th November 2022

APPENDICES

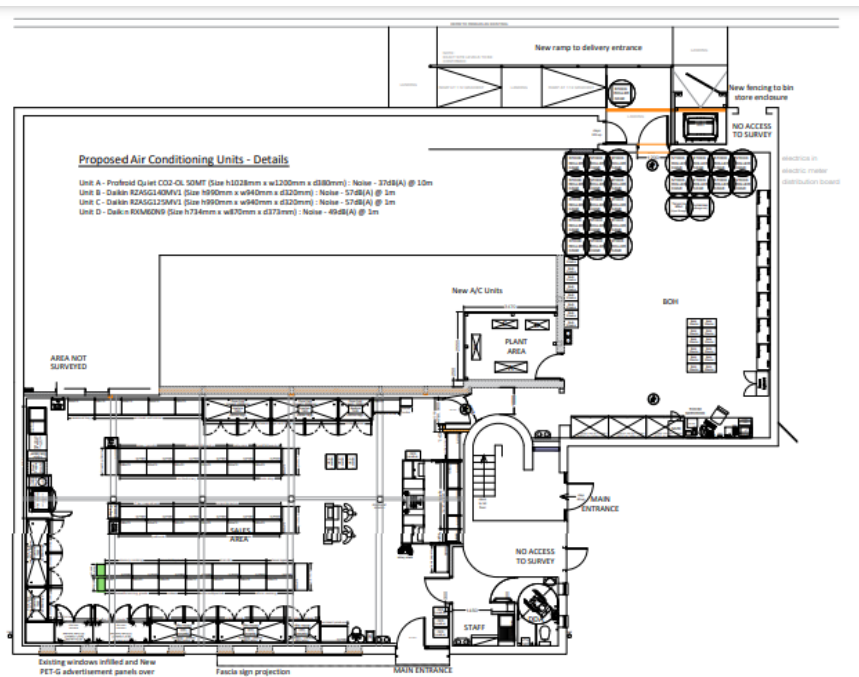
Location Plan



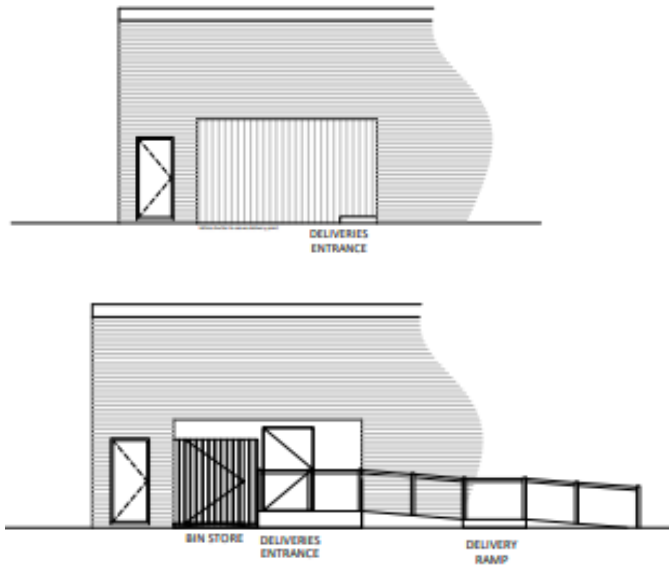
Existing ground floor plan



Proposed ground floor plan



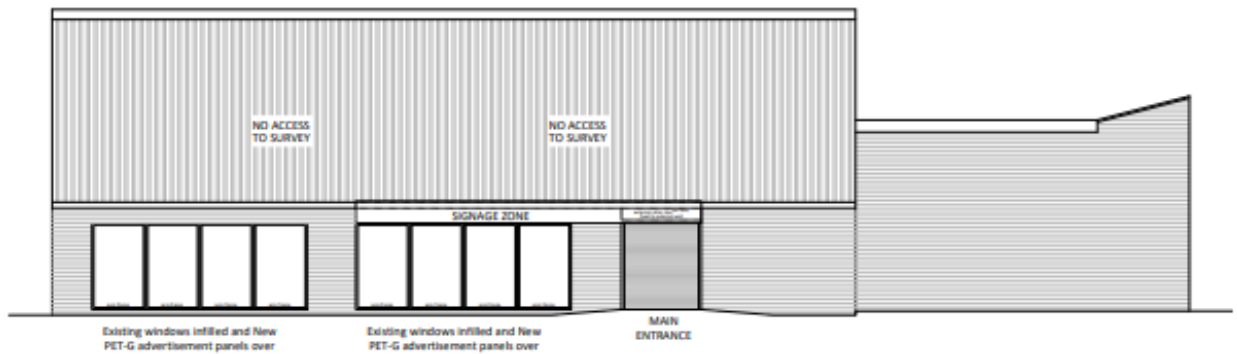
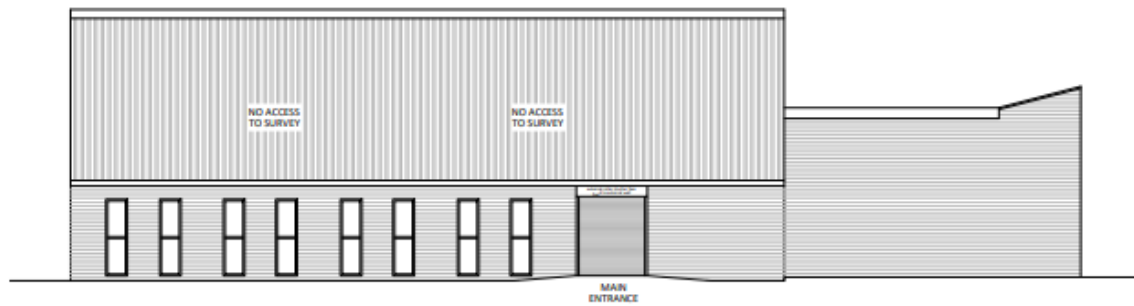
Existing and proposed rear elevations



Existing and proposed side elevations



Existing and proposed front elevations



Streetview



Delegated Planning Decisions 29.09.22 – 31.10.2022

Case Reference	Address	Description	Decision	Despatch Date
22/0041/AMD	Middlehaven Park, Durham Street, TS2 1PH	Change in road surface material from planning application 20/0198/FUL	No Objections	29/09/2022
22/0276/DIS	Land accessed from Cawood Drive and Riev, TS5 7NQ	Discharge of conditions 20 (Screening for Upper Floor Terrace) and 21 (Obscure G	Full Discharge Conditions	29/09/2022
22/0303/FUL	NEWPORT PRIMARY , NEWPORT PRIMARY SCHOOL, St Pauls Road, Middlesbrough, TS1 5NQ	Retrospective installation of 2no. storage containers	Approve with Conditions	29/09/2022
22/0331/FUL	Hemlington Initiative Centre, Cass House Road, Middlesbrough, TS8 9QW	Installation of mobile class room including new access footpaths, soft play	Approve with Conditions	29/09/2022
22/0469/DIS	16, Southfield Road, Middlesbrough, TS1 3BX	Discharge of conditions 6 (Surface Water Drainage Scheme), 7 (Surface Water Drai	Full Discharge Conditions	29/09/2022
22/0491/LBC	MIDDLESBROUGH RAILWAY STATION, Zetland Road, Middlesbrough, TS1 1EG	The proposed works include the removal of the existing floor finishes, kitchen f	Approve with Conditions	29/09/2022
22/0535/DIS	Students Union, Southfield Road, Middlesbrough, TS1 3BX	Discharge of condition 11 (Programme of archaeological works) on planning	Full Discharge Conditions	29/09/2022
22/0483/FUL	36 Claude Avenue Middlesbrough Cleveland TS5 5PT	Single storey rear extension and installation of patio doors and 3 rooflights	Approve with Conditions	30/09/2022
22/0518/FUL	247, Eagle Park, Middlesbrough, TS8 9QT	Replacement conservatory roof	Approve with Conditions	30/09/2022
22/0552/FUL	4, Pine Hill, MIDDLESBROUGH, TS8 0RW	Front extension, installation of 3 sets of patio doors and a first floor glazed	Approve with Conditions	30/09/2022
22/0563/FUL	21, Sandy Flatts Lane, Middlesbrough, TS5 7YY	Extension to rear of detached garage to form a garden room	Approve with Conditions	30/09/2022
22/0575/FUL	65, Hesleden Avenue, Middlesbrough, TS5 8RF	Porch extension to front and single storey extension to rear	Approve with Conditions	30/09/2022

22/0355/COU	One Stop Tyres, Warelands Way, Middlesbrough, TS4 2JY	Legalisation of the use for a Tyre Fitter, Car Wash and associated storage (Sui	Approve with Conditions	03/10/2022
22/0548/ADV	Bus Shelter 1703 0363, High Street, Ormesby, Middlesbrough, TS4 3HP	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	03/10/2022
22/0549/ADV	Bus Shelter 1703 0371, Borough Road, Middlesbrough, TS1 2PX	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	03/10/2022
22/0550/ADV	Bus Shelter 1703 0013, Ormesby Road, Priestfield Avenue, Middlesbrough, TS3 0DY	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	03/10/2022
22/0551/ADV	Bus Shelter 1703 0095, Marton Road, Middlesbrough, TS4 2PS	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	03/10/2022
22/0425/DIS	Former Milford House, Portland House	Discharge of conditions 4 (Waste audit), 9 (Landscape), 10 (Landscape management	Full Discharge Conditions	04/10/2022
22/0577/FUL	79, Gunnergate Lane, Middlesbrough, TS7 8JA	Single storey rear extension	Approve with Conditions	04/10/2022
22/0299/FUL	Unit 5, Heath Road, Middlesbrough, Middlesbrough, TS3 6AT	Erection of sprinkler tank and pump house	Approve with Conditions	05/10/2022
22/0341/AMD	Former Milford House, Portland House, Northfleet Avenue & Jupiter Court, Admirals Avenue	Non-material amendment to planning application 20/0735/FUL	Approve	05/10/2022
22/0596/FUL	47, Connaught Road, Middlesbrough, TS7 OBS	Single storey rear extension, single storey side extension and alterations to a	Approve with Conditions	05/10/2022
22/0317/VAR	Land at Beechwood, Middlesbrough	Variation of condition 1 (Approved plans) on planning application 20/0635/FUL	Approve with Conditions	06/10/2022
22/0436/DIS	49, Borough Road, Middlesbrough, TS1 4AF	Discharge of conditions 4 (Noise assessment), 5 (Ventilation report) and 6 (Sata	Full Discharge Conditions	06/10/2022
22/0560/FUL	32, Stewart Park Avenue, MIDDLESBROUGH, TS4 3FD	PROPOSED SINGLE STOREY REAR EXTENSION	Refused	07/10/2022
22/0405/ADV	85 Acklam Road, Middlesbrough, TS5 5HR	Installation of illuminated 48-sheet D-Poster (digital) display	Refused	10/10/2022
22/0351/FUL	R E S Teesdale, South Bank Road, Middlesbrough, TS3 8RQ	Erection of 4no. workshop units for light industrial purposes	Approve with Conditions	11/10/2022
22/0602/FUL	Nunthorpe Grange Farm, Church Lane, Middlesbrough, TS7 0PD	Porch extension and alterations to one window	Approve with Conditions	11/10/2022

21/0335/TELPN	Mandale Road Acklam Middlesbrough TS5 8AD	Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancil	Deemed consent	12/10/2022
22/0329/FUL	27, Maltby Road, Middlesbrough, TS8 9BU	Erection of detached	Refused	13/10/2022
22/0540/ADV	ENTERPRISE HOUSE, NOSH HEALTHY KITCHEN, UNIT 3, Unit 3, Linthorpe Road, MIDDLESBROUGH, TS1 3QW	1no set of internally illuminated letter signage and 3no. aluminium panels with	Approve with Conditions	13/10/2022
22/0379/FUL	28 Westwood Avenue Linthorpe Middlesbrough TS5 5PX	Single and double storey rear extension. (Demolition of existing conservatory &	Approve with Conditions	14/10/2022
22/0445/ADV	Thistle Hotel, Fry Street, Middlesbrough, TS1 1JH	11no. internally illuminated wall mounted signage, 1no. halo illuminated fascia	Approve with Conditions	14/10/2022
22/0554/ADV	Bus Shelter 1703-0214, Cargo Fleet Lane, Middlesbrough, TS3 8NG	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	14/10/2022
22/0556/ADV	Bus Shelter 1703-0115, Cargo Fleet Lane, Middlesbrough, TS3 8EX	Replace existing double-sided internally illuminated 6-sheet bus shelter adverti	Approve with Conditions	14/10/2022
22/0450/ADV	14 Unit 3, Longlands Road, Middlesbrough, Middlesbrough, TS4 2JR	Installation of 3no. fascia signs, 1no projecting sign, 2no. vinyl signs and 1no	Approve with Conditions	17/10/2022
22/0463/FUL	Lookers Teesside, Newport Road, Middlesbrough, TS1 5HZ	Erection of spray booth	Approve with Conditions	17/10/2022
22/0479/FUL	46 Harrow Road Middlesbrough Cleveland TS5 5NU	First floor extension to rear	Withdrawn	17/10/2022
22/0488/FUL	1 The Wynd Stainton Middlesbrough TS8 9BP	Single storey side extension (including demolition of existing conservatory)	Refused	17/10/2022
22/0330/FUL	The International Centre, Abingdon Road, Middlesbrough, TS1 2DP	Upgrade of existing building to form revamped Community Hall	Approve with Conditions	19/10/2022

22/0435/COU	23 Viewley Centre, Hemlington, Middlesbrough, TS8 9JH	Change of use from Hardware store to Community living room	Approve with Conditions	19/10/2022
22/0588/LBC	The Buttery Building, Teesside University, Borough Road, Middlesbrough, TS1 3BA	The intended proposal is to alter the three windows to the southern elevation to	Approve with Conditions	19/10/2022
22/0595/FUL	The Buttery Building, Teesside University, Borough Road, Middlesbrough, TS1 3BA	The intended proposal is to alter the three windows to the southern elevation to	Approve with Conditions	19/10/2022
22/0659/CLD	39, Corby Avenue, Middlesbrough, TS5 4RB	Rear dormer extension	Approve	19/10/2022
22/0610/PNH	32, Belle Vue Grove, Middlesbrough, TS4 2PX	Single storey extension at rear	Prior Notification Not Required/No Obj	21/10/2022
22/0324/FUL	5 The Grove, Middlesbrough, TS7 8AB	Convert existing loft into habitable room with dormer to rear, hip to gable conv	Refused	24/10/2022
22/0437/COU	64 Keilder Rise, Middlesbrough, TS8 9HN	Change of use from public land to residential garden	Approve with Conditions	24/10/2022
22/0611/PNH	323, Marton Road, Middlesbrough, TS4 2NX	Single storey extension to rear	Prior Notification Not Required/No Obj	24/10/2022
22/0582/FUL	76, Ridley Avenue, Middlesbrough, TS5 7AP	Construction of a detached domestic outbuilding and adjoining pergola	Refused	26/10/2022
22/0673/CLD	8, Matlock Avenue, Middlesbrough, TS7 8LW	Dormer extension to rear	Approve	27/10/2022
22/0684/CLD	46, Harrow Road, Middlesbrough, TS5 5NU	Certificate of lawful development for a side/rear dormer, replacement roof and t	Approve	27/10/2022
22/0690/CLD	15, Salton Close, Middlesbrough, TS5 5BG	Single storey extension to rear	Approve	27/10/2022
22/0506/TELPN	Westminster Road, Linthorpe, Middlesbrough, TS5 6NP	Installation of 20 metre high slim-line monopole supporting 6no. antennas, 2no. t	Prior Notification Approved	28/10/2022
22/0573/FUL	9 Limes Road Middlesbrough TS5 6RQ	3 Replacement windows to front elevation (first & second floor)	Approve with Conditions	28/10/2022