

## PLANNING AND DEVELOPMENT COMMITTEE

<b>Date:</b> Thursday 11th January, 2024 <b>Time:</b> 1.30 pm <b>Venue:</b> Mandela Room
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### AGENDA

**No site visits will be held prior to this meeting**

1. Apologies for Absence
2. Declarations of Interest
3. Minutes - Planning and Development Committee - 16 November 2023 3 - 12
4. Schedule of Remaining Planning Applications to be Considered by Committee 13 - 24  
  
Schedule – Page 13  
Item 1 – Chandlers Ridge Primary School – Page 15
5. Applications Approved by the Head of Planning 25 - 30
6. Planning Appeals
7. Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin  
Director of Legal and Governance Services

## MEMBERSHIP

Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, J Ewan, M McClintock, I Morrish, M Nugent, J Platt, J Ryles and G Wilson

### **Assistance in accessing information**

**Should you have any queries on accessing the Agenda and associated information please contact Joanne McNally, 01642 728329, [Joanne\\_McNally@middlesbrough.gov.uk](mailto:Joanne_McNally@middlesbrough.gov.uk)**

## PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Thursday 16 November 2023.

**PRESENT:** Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, M McClintock, M Nugent, J Platt, G Wilson, J Kabuye and J Thompson

**PRESENT BY INVITATION:** Councillors S Dean and P Storey

**ALSO IN ATTENDANCE:** J Elder, M Koszyczarek, A James

**OFFICERS:** P Clarke, A Glossop, R Harwood, S Thompson and J McNally

**APOLOGIES FOR ABSENCE:** Councillors J Ewan, I Morrish and J Ryles

### 23/14 DECLARATIONS OF INTEREST

Name of Councillor	Type of Interest	Item/Nature of Interest
Councillor Graham Wilson	Non-Pecuniary	Agenda Item 5, Item 2, land to rear of North Ormesby Institute, resident in ward

### 23/15 MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 12 OCTOBER 2023

The minutes of the meeting of the Planning and Development Committee held on 12 October 2023 were submitted and approved as a correct record.

### 23/16 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.

**22/0570/MAJ, Erection of a new discount food store (Use Class E) with access, car parking, landscaping and other associated works including the closure of Thackeray Grove at the Former Cleveland College of Art and Design, Green Lane, Middlesbrough, TS5 7RJ**

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 along with detailing consultee and other responses.

Members heard that the site was the former Northern School of Arts campus on Green Lane, Middlesbrough. The site was located at the junction of Green Lane and Roman Road within a predominantly residential area. The Linthorpe Conservation area boundary extends to the eastern boundary of the site with the Roman Road Local Centre being located approximately 400 metres to the north. Tree Preservation orders are in place on five trees within the southern boundary of the site (TPO 82).

The site had been cleared following the demolition of the former Northern College of Arts building.

The application sought planning consent for the erection of a new discount food store (Use Class E) and access, car parking, landscaping and other associated works at the former Northern School of Arts campus site on Green Lane, Middlesbrough and includes the closure of Thackeray Grove.

The initial plans resulted in 73 individual objection letters and 266 pro-forma objection letters with 61 individual support letters and 551 pro-forma support letters, a petition in support signed by 49 individuals and 1 representation letter.

The revised plans had resulted in an additional 99 individual objection letters, 14 support letters and 3 representation letters. In addition, 25 emails of support had been received.

Members were advised that the proposed development had been assessed in relation to material planning considerations and the planning view was that the site was in a sustainable location however the manner in which development proposals had not taken up sustainable opportunities and had been brought forward in a way that represented unsustainable development. Members heard that the application site was outside of any defined centres identified within the adopted local development plan.

The Head of Planning stated that although the location was suitable for redevelopment, it did not mean that it was suitable for this type of development and that the proposed store should not be compared to the Northern School of Art as that building is no longer there, had been removed over 12 months ago and therefore this proposal should be considered against how the site currently stands.

The sequential test was considered not to have demonstrated flexibility in terms of both scale and format and failed to consider alternative sites the Council considered more appropriate for this scale of retail development, including Middlesbrough Town Centre within a five-minute drive time and Berwick Hills and Coulby Newham District Centre within the ten-minute drive time. An Impact Assessment had been submitted but was not considered to be a requirement for the scale of this retail development.

The layout of the proposed development had failed to adequately consider and adapt to the context of the surrounding residential area. In relation to the site layout with the position of the store to the rear of the site and the scale and location of the hard standing towards the site frontages. The scale, mass and design for the commercial development was considered to be visually dominant and out of character with the existing residential street scene and the character and appearance of the adjacent Linthorpe Conservation area.

The Head of Planning stated that the boundary of the site was immediately adjacent to residential properties. The impact on the amenity of the neighbours had been considered in relation to privacy, noise, light, outlook and health impacts. The proximity and the scale and mass of the main building to the northern and western boundaries was considered to have a detrimental impact in terms of overbearing and loss of outlook to these neighbours. Members were advised that the noise assessment report concluded there would be no detrimental impact from the plant and machinery located above the service area of the main store. However, the Noise Assessment was incomplete as it failed to assess the noise impact from the proposed substation positioned alongside a residential boundary, meaning the noise associated from the development could not be fully assessed.

Following the meeting in July 2023 when the planning application had been deferred due to the officer's report recommending refusal following the late submission of revised plans. Subsequent revised plans were submitted and included the following changes :-

- 7 Additional trees along the northern boundary
- Removal of 2 car parking spaces on the northern boundary at the entrance/exit to Roman Road
- Relocation of the cycle store area to 2 areas to the east and south of the car park on former landscape areas
- Relocation of footpath links from Roman Road and Green Lane
- Relocation of vehicle charging points
- Increased width of vehicle access from Roman Road with pedestrian island
- Additional footpath to side of vehicle entrance to Roman Road
- Pedestrian crossing islands on Roman Road and Green lane
- Replacement of timber cladding with fair faced brickwork.
- Closure of Thackeray Grove
- Removal of proposed low lying brick wall and coping stone detail to the side of the vehicle entrance on Roman Road

Detailed reasons for objection relating to the principle of the development are listed below:

- Local plan did not include discount supermarket in middle of residential area allocated for residential use.
- Contrary to Policy CS13 which aims to protect existing hierarchy of town, district and local centres and states no retail development will be allowed that impacts on the vitality and viability of local centres with Acklam/Cambridge Road, Eastbourne, Linthorpe Village Roman Road and Saltersgill Avenue being within 1 mile of the application site.
- Impact on vitality of town centre, contrary to Local Plan ambitions
- New shopping development at Tollesby so impact on occupation of units within this development and Saltersgill shops
- Diversion of trade from other Lidl stores and lead to boycotts of Lidl generally
- Will draw trade from existing local retailers (Roman Road, Linthorpe Village and Acklam Road) and adversely impact vitality and viability of local centres, particularly independent retailers unable to compete. Lidl's assessment is to draw £9.87 million of annual trade from local centres by 2027.
- Variety of existing stores (18 listed) within a 2-mile radius so no need for store
- Sequential Test flawed as states local need for large store when seeking non-local trade as otherwise why provide 94 car parking spaces.
- Sequential test of available sites based on Lidl requirements and not valid interpretation.
- Revisions do not alter the principle that the proposal fails the sequential test.
- No requirement for store in area shown by closure of the Co-op store.
- Lidl typically have 5-minute catchment area. No case provided of demographic people will serve and if their needs are met locally or further afield (possibly by Lidl at Newport which is a 5-minute drive).
- Lidl has stores already close to site – Newport 1.6 miles, Thornaby 2.4 miles, Cargo Fleet 2.9 miles and 2 stores in Stockton just over 3 miles, question if becoming a monopoly.
- Despite the developer's assertion that all the nearby centres are in good health, proposal will have a negligible impact on them. Development of this

scale will threaten the vitality and viability of existing centres and the variety of shops and services they provide.

- Loss of local shops means loss of jobs and impact on local economy as Lidl providing 20 jobs at zero-hour contracts.
- Local shops closing due to abundance of supermarkets taking trade.
- Co-op site could be utilised, and Lidl have opened in existing centres e.g Easter Road, Edinburgh
- Co-op closure means if this goes ahead may not find a retailer for that vacant unit.
- Reference to special status of Lidl and Aldi as 'discount food stores' quotes an appeal from 15 years ago. Change in retail since then with Sainsburys and Tesco providing similar retail offer, pricing and opening hours.
- Failure to adopt local plan left residents with unwanted development.
- Store more suited to a brownfield site.
- Regeneration should be to areas run down where commercial site have stood empty.

The Head of Planning highlighted concerns in regard to the design/appearance of the application which included:

- Store design inconsistent with residential housing
- Proposal not in keeping with the Conservation area with listed buildings.
- All other examples quoted of development in conservation area pre-date the conservation designation with the Council recognising the need to strengthen the powers by introducing an Article 4 directive.
- Unsympathetic to surrounding area no suggestion of urban form or design contribution to the established building style in the area.
- Landscape boundaries will not make significant difference from the trees which were lost.
- Removal of trees and concrete across the full site
- Disregard for appearance of the area by chopping down 15 established trees that cannot be replaced.

Further objections in relation to amenity were included in the report which had been provided to all committee members.

The Head of Planning highlighted that trees had been removed by Lidl which had resulted in a Forestry Commission investigation and issuing of a restocking order. The order sets out the number of trees and types of trees that should be replanted. It was advised that the proposal for the planting and landscaping was not in accordance with the restocking order.

The Highways Officer highlighted concerns in relation to safety which included:

- the development proposals had taken a default standardised approach centred around car-based travel and as such did not support, prioritise nor incentivise sustainable travel.
- Green Lane busy east/west arterial corridor
- Existing private drives west of the proposed site
- Introduction of significant new junction would cause competing and conflicting movements happening within a congested area.
- Residents reversing on and off drives in the vicinity of the entrance and exit of

the new junction.

- No vehicle swept paths had been submitted for the highway improvement works including the closure of Thackeray Grove and the pedestrian refuges, the Highways Authority do not have confidence that they could be delivered particular concern is the pedestrian refuge at the junction of Roman Road which is a main transport and the Highways Authority have serious reservations whether this would be deliverable with buses turning right into Roman Road
- Pedestrian/cycle access – the new junction which is proposed on Green Lane is approximately 21.5 meters wide the existing junction of Green Lane/Roman Road was 19 meters wide, so the new junction is wider than the existing junction.
- Pedestrian refuges that had been provided are 2 meters wide which is the absolute minimum for a pedestrian, but it does not accommodate for cyclists.
- Pedestrians will have traffic passing them to the front, behind including at the store entrance articulated vehicles manoeuvring into and out of the site.
- Residents who are not visiting the store will now have to negotiate the new junction.
- Width of junction on Green Lane breaks down into a 10-meter crossing distance and a 9.3-meter crossing distance.
- Acknowledge that pedestrian route had been provided into the store via Green Lane and Roman Road however likely design lines for pedestrians would be to enter the site diagonally through the store area which would mean avoiding negotiating the junction however no facility have been provided similarly for those pedestrians arriving from the north (Roman Road) the footway does not connect to any other footway on the site.
- Pedestrians would need to walk diagonally through a carpark with car parking spaces or negotiate the junction to get to the pedestrian/cycle crossing facilities.
- Previous discussions about a Ped Cycle route along the frontage, the current position is works are not proposed to provide a pedestrian/cycle route however Lidl have offered a contribution towards this scheme but there is currently no scheme tabled.
- Concern there is no infrastructure off site, when pedestrians get on site there is some infrastructure however the infrastructure is arranged that a vehicle takes dominance. There is car parking all around the site near to crossing points. Swept paths show that vehicles will be manoeuvring main pedestrian crossing points into the store.
- Cluttered area for those not arriving by car.
- Servicing arrangements for the store involve articulated HGV's undertaking manoeuvres within an area with minimal stacking space.
- Two deliveries per day have been quoted by the applicant.
- The HGV will block access to a number of the car parking spaces the driver will have on his blind side have to reverse into the service dock adjacent to parent and child spaces and where it is likely to have pedestrians manoeuvring in the area which is clearly a safety issue and will increase the length of servicing while the driver waits to ensure he can undertake the manoeuvre safely.
- No vehicle swept paths for servicing vehicles approaching from the east have been provided which leads to concerns over if the refuge is deliverable.
- Not a pleasant environment for parents taking their children to school standing in the refuge with vehicles around them.

Members were advised that it was the view of the Highway Authority that

development proposals cannot be supported for the reasons as set out above. As such the recommendation was that the application be refused on the grounds of Highway Safety and Sustainability.

The Head of Planning clarified to the committee that Northern Gas Network had withdrawn their objection.

The Head of Planning read out some additional comments in support of the scheme which included:

- Lidl would address local shopping needs.
- The Co-op used to provide this service now an empty store.
- Traffic lights on Green Lane will benefit motorists which Aldi have done on Marton Road
- Tesco on Acklam Road approved on a dangerous crossroads.
- Cycle path will benefit the development.
- Tree planting will address the tree loss.

The Head of Planning provided a summary to the Committee:

- The principal of development of the site is acceptable.
- It is in a sustainable location.
- Design and layout the building scale, layout and carpark is not suitable or appropriate.
- The proposal does not demonstrate or address the impact on the highway network in terms of safety and access for servicing particularly for pedestrians and cyclists.
- Scale, mass and position of the building will have an overbearing impact on surrounding residential properties and significantly affect the outlook.

A Member asked how easy it would be to alter the plans to include safe pedestrian access and if it was ever included before. The Member was advised that the committee needed to consider the application before them and that the planning department was of the view that the principle for the development was acceptable, but it was necessary for a design to come forward that could be supported.

The Planning Agent for Lidl addressed the Committee and provided them with positive reasons as to why the planning application should be approved.

- Lidl is in full ownership of the site.
- Committed to providing a new store in this location.
- Represent a significant private investment in Middlesbrough.
- Consider proposal will deliver a number of substantial benefits.
- A new discount shopping choice for residents
- Allow more residents to shop locally and sustainably.
- Helping local residents with cost-of-living pressures in an area with a significant lack of retail
- Redevelopment of previously developed site which is located in a sustainable location which is also considered to be sustainable development in its truest sense.
- Positive impact with the creation of 40 new well-paid jobs for local residents
- Energy efficient store with a rooftop solar panels and electric vehicle charging points.



- Significant tree planting and high-quality landscaping

The Planning Agent stated that the Council agree that the principle of development is acceptable by the Council and all other technical matters are either acceptable or details can be secured via suitable conditions. The committee heard that the applicant had worked very hard on the proposal and had proactively engaged with the council in trying to address any concerns that had been raised with a view to finding a compromise. In the agents view the proposal is acceptable in planning terms and the reasons for refusal are not sound also in view that the proposal should be supported given the overwhelming support from local residents during the public consultation which further demonstrates there is a need for this store in this location.

A Member questioned how flexible Lidl was prepared to be in the design of the store in response the Planning Agent stated that Lidl have a specific model that they try to replicate across the country which is part of the business model, and the reason Lidl can provide goods at a low cost. Lidl had considered the constraints of the site and there are stores across the country in similar locations including inside and close to conservation areas. It was advised that trees would be planted to the south of the site and the layout has been designed using principles of secure design, the elevation will face the car park. Members heard that pedestrian and vehicle access had been improved as much as it could be due to the constraints of the site.

A Member stated that Lidl stores are of a standard design but the standard design could be the same on an industrial park or anywhere, but this store will be in the middle of a residential area where the majority of access will be by foot the Member questioned whether a proper footpath could be included to make it safe. The Planning Agent responded that there was a dedicated footpath from the south and dedicated access from Roman Road and that this highway arrangement is not unusual.

A Member raised concerns over a blindsided reverse manoeuvre being required and queried why the servicing bay could not be in a different location. It was advised that the delivery bay could not be achieved anywhere else due to the layout of the site.

The Highway Agent for Lidl stated that there was a direct pedestrian route to the store in the shortest distance. In response to the question regarding HGV servicing he stated that it was a standard layout and had the same in various locations across the country and that the movement would take approximately 45 seconds it was also confirmed that all servicing would be accessed from the west of the site so vehicles would not be turning right onto the site. The Agent felt that there were no safety issues on the site and stated that the closure of Thackeray Grove would support this. It was also advised that Lidl would provide a contribution towards a cycle scheme if that came forward.

A resident spoke in objection to the closure of Thackeray Grove and raised the following concerns:

- Road extremely busy during school drop off and pick up times and also when people returning from work.
- Will make Kingston Avenue a rat run.
- Ludicrous to shut a road off to accommodate a store the houses have been there for over 100 years.
- Thackeray Grove has the widest access for exiting the Tollesby estate.

- No bins were collected when Thackeray Grove was resurfaced because cars were parked on both sides and the bin wagons could not get down Kingston Avenue

Another resident spoke in objection to the application and raised the following concerns:

- Number of shops already in the vicinity
- Do not need another shop already 8 in the vicinity.
- No response to concerns from a resident.
- 19 trees chopped down which were the habitats of wildlife.
- Polluting the atmosphere with dust
- Pollution from extra 90 cars coming into the area.
- No attempt to replace trees that had been chopped down.
- Respectable, residential area in a conservation area
- Did not talk to local residents.

The Ward Councillors spoke in objection to the application and raised the following concerns:

- Number of food stores already in the area within walking distance
- The junction of Green Lane and Junction Road is already at capacity with traffic.
- Number of schools in the area, 5 primary and 3 secondary schools who use the area regularly for walking to and from school.
- Conflict of cars using the proposed Green Lane entrance and pedestrians using the footpath
- On school routes
- Conflict of residents being able to enter and exit their properties on Green Lane
- Knock on issues of closing Thackeray Grove will cause problems on Tollesby Road and Kingston Avenue
- Egress on Kingston Avenue is particularly narrow.
- Design of building does not fit into the area it is a conservation area.
- No sensitivity to local area
- Conflict between cars, pedestrians and HGV's is significant and has not been addressed.
- Too close to properties on Harrow Road and also Green Lane
- Proposals to plant trees along the boundary of Harrow Road will cut light from resident's gardens and properties.
- Removal of a large number of trees without the approval from the Forestry Commission
- Bus stop on Green Lane does not seem to be in any of the plans which is used predominantly by school buses.
- Cycle Lane listed by TVCA believe has been taken out.
- Lidl sent letters out to residents in all TS5 who live miles away from the site.
- Against closure of Thackeray Grove
- Thackeray Grove is a wide road and a main vein for entering and exiting to six different Avenue's.
- If Thackeray Grove is closed residents would need to use Kingston Avenue

which is a much narrower road with cars parked on both sides this would lead to absolute mayhem and possible accidents as children use this route to and from school, parents also park in Kingston Avenue when picking up their children.

- Kingston Avenue is a totally unacceptable alternative as a permanent entrance and exit to serve these roads.

**ORDERED** that the application be **REFUSED** for the reasons outlined in the report.

**23/0308/COU, Change of use of part rear car park two hand car wash (Sui Generis) including canopy and portacabin for staff use at land to the rear of North Ormesby Institute, Middlesbrough**

*\*\* Councillor Wilson left the room at this point of the meeting having already declared an interest in this item as a resident of this ward.*

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.

Permission was sought for the change of use of land to the rear of the North Ormesby Institute to be used as a hand car wash (sui generis), the erection of a canopy and a portacabin for staff use.

Following a consultation exercise, objections were received from 4 properties. The objections related to noise, privacy, scale, design and appearance, traffic matters and flood risk, drainage matters.

The proposed use was considered to be a suitable sustainable use for the site. It is in a mixed-use location on an existing commercial site with good links to existing transport networks. The separation distance to neighbouring residential properties, the scale and design of the proposed structures, their location on the site, and the proposed operating hours, reduced the impact on the residential properties as a result the impact was minimal and would not be significantly detrimental to the amenity of residents. The development was considered to be in accordance with the requirements of Policies DC1, CS4 and CS5.

The use would include the erection of a canopy, a portacabin for staff use and the use of one of the store units to the rear of the North Ormesby Institute for storage of equipment. Part of the existing enclosed yard would also be used for waste storage.

Members heard that following a consultation exercise 34 neighbouring properties were consulted. One resident contacted the Planning Officer to confirm the access to the site and then confirmed that they had no objections to the development. Four objections were received from residents. The objections are summarised below.

- Increase in traffic on Ormesby Road.
- Persons using the club parking on the road not in the car park.
- Noise disturbance from equipment and vehicles.
- Privacy.
- Eyesore.
- Scale of development.
- Lack of information.
- Inadequate drainage details and information relating to disposal of chemicals/cleaning agents used.
- Use of water and climate change.

- Increase risk of flooding.
- Aerosol vapours; and,
- Antisocial hours of work/opening times.

During the application process, following comments from consultees and the Local Planning Authority, revised details were submitted. The revised scheme replaced a caravan with a portacabin for the staff facilities and included details of the proposed canopy.

Members were advised that in order to ensure the impact of the development on amenities and the appearance of the streetscene were kept to a minimum, conditions would be used to restrict the opening hours and delivery/collection times. It was also considered to be necessary to impose a condition relating to the type of car washing taking place on the site i.e. hand washing using a hand-held pressure washer. This would require any changes to the type of washing to be assessed through a further submission and allow assessment in terms of the impact on the amenity of residents, or the visual impact on the area to ensure that unacceptable impacts did not occur.

Members were advised that the application was an acceptable form of development, fully in accordance with the relevant policy guidance and there were no material considerations which would indicate that the development should be refused.

A Member queried what signage would be on the site and the Development Control Manager advised that a further planning application would need to be submitted for signage to be added to the site.

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

## 23/17 **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).

**NOTED**

## 23/18 **PLANNING APPEALS**

The Head of Planning informed the Committee that there were no planning appeals to report.

## 23/19 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

None

### Planning & Development Committee Schedule - 11-Jan-2024

Town Planning applications which require special consideration

1	Reference No: 23/0424/FUL  Ward: Nunthorpe	Applicant: Vision Academy Learning Trust  Agent: Architectural Base Consultancy.	Description: A single storey extension to the existing school building to create 2 new classrooms with associated external works in the existing car park  Location: Chandlers Ridge Primary School, Chandlers Ridge, Middlesbrough
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**APPLICATION DETAILS**

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<b>Application No:</b>	23/0424/FUL
<b>Location:</b>	Chandlers Ridge Primary School, Chandlers Ridge, Middlesbrough
<b>Proposal:</b>	A single storey extension to the existing school building to create 2 new classrooms with associated external works in the existing car park
<b>Applicant:</b>	Vision Academy Learning Trust
<b>Agent:</b>	Architectural Base Consultancy.
<b>Ward:</b>	Nunthorpe
<b>Recommendation:</b>	Approve with Conditions

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**SUMMARY**

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The application seeks planning approval for a single storey extension to the existing school building to create two additional classrooms. Part of the extension will be built on the school car park resulting in a loss of 7 car parking spaces.

Objections were raised from residents and the Parish Council, mainly with regards to parking and highway safety.

The Council's Highway's Officer has considered the proposed scheme and considers that the level of parking is adequate for the overall site use, and in order to further assist with car parking and school traffic at peak times, has recommended conditions should be applied to require the submission and operation of a Travel Plan and details of cycle parking.

The proposed extension is a modest secondary addition to the school which will be finished in matching materials and would generally be in keeping with the scale and appearance of the existing school building. The extension would be set well back into the site and would not create an incongruous feature when viewed from the public realm.

The proposed extension will bring the school building closer to residential properties although a reasonable intervening distance will remain and as such there will be no notable adverse impact on residential amenity.

The proposed development is considered to be in accordance with Core Strategy Policies CS4, CS5 and DC1 and principles of the Urban Design Guide and Para 130 of the NPPF.

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**SITE AND SURROUNDINGS AND PROPOSED WORKS**

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The school is located on the northern side of Chandlers Ridge. There are residential properties surrounding the site with the closest being to the side and front.

Planning permission is sought for a single storey extension to the west of the main school building with associated external alterations, and alterations to the existing car parking area. The proposals will also alter the arrangements for the existing bin stores which will be relocated close to their existing location. Seven car parking spaces would be lost in order to facilitate the proposed extension.

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## PLANNING HISTORY

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It is understood that the Council has agreed to offer Vision Academy Learning Trust a grant to carry out remodelling and expansion works at Chandlers Ridge Academy. The purpose of the Grant (secured by 106 payments) is to support the provision of additional capacity at the Academy to meet the needs arising from the Grey Towers Farm housing development and assist the Council to ensure there are sufficient school places.

CM/FP/0502/95/P - NURSERY BUILDING & ASSOCIATED PLAY AREA PLUS CAR PARKING. Approve with Conditions 29/06/1995

M/GRG/0225/02/P, NEW NURSERY AND CLASSROOMS EXTENSION  
Approve with Conditions 22/04/2002

M/GRG/0377/97/P SITING OF SINGLE MOBILE CLASSROOM UNIT  
Approve with Conditions 09/06/1997

M/GRG/0851/05/P. EXTENSION TO FORM TOY STORE  
Approve with Conditions 07/06/2005

M/GRG/0852/05/P, EXTENSION TO EXISTING CAR PARK  
Approve 07/06/2005

M/GRG/1191/02/P, 2 METRE HIGH BOUNDARY FENCING  
Approve with Conditions 19/11/2002

M/GRG/0489/04/P, SINGLE STOREY CLASSROOM EXTENSION  
Approve 30/04/2004

M/GRG/0492/11/P, SINGLE STOREY CLASSROOM EXTENSION  
Approve with Conditions 20/06/2011

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## PLANNING POLICY

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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).
- Stainton and Thornton Neighbourhood Plan (2022)

#### 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:

DC1 - General Development, CS5 - Design, CS4 - Sustainable 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>

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## CONSULTATION AND PUBLICITY RESPONSES

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### Consultee comments summarised as follows;

#### Highways Officer –

No objections subject to conditions

Development proposals seek to erect an extension which will provide a further 2 classrooms at Chandlers Ridge Primary School. Information supplied by the applicant states that there will be no increase in staffing numbers and that the new classrooms are to facilitate projected increase in the school role and provide better teaching facilities.

As part of the extension the car parking area will be partly built on and changes made to the car parking layout. Parking numbers are proposed to be reduced by 7 spaces from 29 to 22. The school car park is only used by staff, visitors and for deliveries i.e it is not available for use by the public nor parents.

With regards to the slight reduction in parking, the Tees Valley Highway Design Guide indicates that the school could provide 25 spaces. The level of provision is therefore only 3 spaces below that set out in the Design Guide. In addition to this guidance the school have undertaken surveys which demonstrate that the parking is not fully utilised and as such the reduction in spaces can be accommodated without harm or displacement of parking.

It is considered that the level of parking is appropriate and that in order to further assist with car parking and school traffic at peak times that a condition be applied to require the submission of a Travel Plan and details of cycle parking.

#### Conditions recommended

Cycle Parking

Method of Works Statement

Travel Plan

#### Parish Council –

Does not object completely to the scheme. Wishes to raise concern over parking and highway safety. Suggests the Council and School work together. Potential concerns over loss of staff parking, increased traffic during non-term time.

#### **Public Responses**

Number of original neighbour consultations	28
Total numbers of comments received	4
Total number of objections	4
Total number of support	0

Total number of representations 4

Public responses summarised as follows;

**27 Chandlers Ridge –**

Has seen the school grow over the last 20 years. Can be chaos at drop off and pick up times. Would not have an issue with the new classrooms if provision is made for traffic

**21 Chandlers Ridge –**

Suspect the development would lead to more traffic problems. Works will result in worse issues given the reduction in spaces. Issues getting off the drive during peak times. The scheme requires a review of the infrastructure

**25 Chandlers Ridge –**

Concerns the scheme will make the existing car parking issues worse, including footpaths and driveways being blocked. It could result in more cars visiting the site and an increase in pollution. Issues of where the construction traffic will park. Questions the need for the extension.

**1 The Resolution –**

Concerns over the dangers to pedestrians with increased traffic.

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## PLANNING CONSIDERATION AND ASSESSMENT

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The main considerations for this proposal are the potential impacts on the character and appearance of the site / area, the impacts on the privacy and amenity of the neighbouring properties and impacts on parking provision and highway safety. These and other material planning considerations are considered as follows;

Character and appearance of the street scene

Core Strategy Policies DC1 (b) (General Development) and CS5 (g) (Design) require all new development to be of a high-quality design which fits in with the character and appearance of the area. The National Planning Policy Framework (NPPF) establishes that good design is a key to achieving sustainable development, indicating at paragraph 130 that planning decisions should ensure developments ***‘function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development’ and are ‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping.’***

The proposal details two classrooms on the western side of the existing school building, on an area currently used as hardstand / car park. The proposed design mirrors that of a previous extension to the school building and is considered therefore would be in keeping with the host building. It is detailed with a gable roof, windows and a brick finish. The extension is set in from the school boundary to the side and set a long way back from the highway to the front and also behind the buildings existing front elevation, all of which would allow the proposed extension to be subservient to the existing school buildings.

The proposed scale, materials and design of the proposed building are therefore considered to be of a suitable quality and accord with the guidance set out within paragraph 130 of the NPPF and Core Strategy Policies DC1 (b) and CS5 (g) in these regards.

### Privacy and Amenity

Paragraph 130 (f) of the NPPF sets out that consideration should be given to development to ***'create places which are safe, inclusion and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users'***.

Core Strategy Policy DC1 (c) comments that all new development should consider the effects on the amenities of the occupiers of nearby properties both during and after completion.

The proposal for 2 additional classrooms would not change the existing use of the site but instead, would result in its intensification. The proposed extension building is single storey with windows facing the car parking area. The proposed building would be set approx. 15m from the nearest part of the school boundary to the side which is shared with residential properties. The adjacent properties which share a boundary with the school are set several metres further away from the boundary as each has its own rear garden. Whilst the upper parts of the proposed extension would be visible above the private rear garden fences, there would be sufficient intervening space to prevent undue impacts of privacy or amenity taking into account the design of the extension, there being a car park in between and as a result of its limited scale, would not be notably overbearing on the adjacent properties.

In these regards the proposal is considered to accord with the guidance set out in Paragraph 130 (f) of the NPPF and Core Strategy Policies DC1 (c).

### Highway Safety

Objections have been received from neighbouring residents and similar concerns raised by the Parish Council over matters including car parking being limited already and the concern that this would be reduced by this scheme when the scheme will result in an increased demand for parking, with comments advising that staff already park in the surrounding streets. The concerns also relate to highway safety, highlighting that there is already a lot of traffic movements in the area at school opening and closing times and suggesting that the proposed scheme will make the situation worse if not addressed.

As part of the extension the car parking area will be partly built on and changes made to the car parking layout. Parking numbers are proposed to be reduced by 7 spaces from 29 to 22. It is understood that the school car park is currently only used by staff, visitors, and for deliveries. It is not available for use by the public or parents and this proposal will not change that situation.

With regards to the reduction in parking, the Tees Valley Highway Design Guide indicates that the school should provide 25 spaces, taking into account the proposed extension. The level of provision would only be 3 spaces below that set out in the design guide. In addition to this guidance the school have undertaken surveys which demonstrate that the parking is not fully utilised.

The Council's Highway's Officer has considered the proposals and considers that the level of parking is appropriate and that in order to further assist with car parking and school traffic, and to alleviate problems at peak times has suggested that conditions are applied to require the submission and operation of a Travel Plan and the provision of cycle storage for staff and others to utilise. These would require the school to actively plan for green travel movements, thereby reducing reliance on the private car by staff and others. Given the limited increase in the size of the school being proposed, and the limited shortfall of parking

to those indicated as suitable within the Tees Valley Design Guide, it is considered these measures would reduce the likelihood of additional demand and would be sufficient to prevent any additional adverse impact of parking in the immediate area. Important to note is that, whilst there may be ongoing issues of parking within the area, determining an application cannot be used as a measure to alleviate existing problems, but can reasonably be expected to prevent additional impacts being caused due to the proposed development. It is considered that the proposed conditions can be reasonably be justified.

As well as limiting impact on highway safety, this would limit impact on residential amenity caused by any additional access / egress of vehicles / movement of vehicles in the area.

Notwithstanding the above, it is recognised that parking in and around schools can and often is problematic, particularly for residents living in close proximity. Issues such as illegal parking and anti-social parking however are not issues that can be dealt with under planning legislation and are issues for traffic wardens and the police instead, should obstruction or dangerous driving occurring. Planning can influence the provision of parking within the site and elements such as the travel planning for the site in order to actively design in solutions to any impacts that are likely to occur.

#### Other matters

The development would not result in the loss of land used for sports or formal recreation. Given the location of the development on the school car park and an area used for bin storage. The scheme is acceptable in this regard.

The proposed scheme has indicated a construction compound within the site which should limit the extent of construction related activities within the wider area, although they will clearly be visible and audible to surrounding residents and will result in additional traffic related problems over the construction period.

#### Conclusion

The proposal has been assessed against local policy and guidance and the National Planning Policy Framework and is considered to be a high-quality development that is in keeping with the host building in terms of scale and design and would not have any undue impacts on privacy or amenity associated with adjacent properties. In view of the above, the proposal is considered to be an acceptable form of development fully in accordance with national and local policy and is therefore recommended for approval subject to conditions.

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## **RECOMMENDATIONS AND CONDITIONS**

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Approve with Conditions

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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the plans and specifications detailed below and shall relate to no other plans:

- a) Location Plan, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, received 27th July 2023

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Materials - Matching

The materials to be used in the construction of the external surfaces (including windows) of the development hereby permitted shall match those used in the existing building, or shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area having regard for policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

4. Cycle Provision

The development hereby approved shall not be commenced until details of covered and secured cycle parking facilities have been provided in accordance with plans which are subsequently submitted to and approved in writing by the Local Planning Authority. Such drawings shall show the position, design, materials and finishings of the cycle parking facilities. The works shall be implemented prior to first occupation of the development hereby approved and thereafter retained in perpetuity for the sole purpose of parking cycles.

Reason: To ensure the adequate provision for the parking of cycles and to promote sustainable transport measures for visitors/staff/pupils having regard for policy CS4 of the Local Plan and Section 9 of the NPPF

5. Method of Works Statement

The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details;

- a) Routing of construction traffic, including signage where appropriate;
- b) Arrangements for site compound and contractor parking;
- c) Measures to prevent the egress of mud and other detritus onto the public highway;
- d) A jointly undertaken dilapidation survey of the adjacent highway;
- e) Program of works; and,
- f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved details.

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for policy DC1 of the Local Plan.

6. Travel Plan

Within 3 months of the commencement of development hereby approved a full Travel Plan must be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented prior to first occupation with the development thereafter being occupied in accordance with the approved Travel Plan unless agreed otherwise in writing by the Local Planning Authority.



Reason: To promote sustainable transport measures for visitors/staff/residents having regard for policy CS4 of the Local Plan and section 9 of the NPPF.

## REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed extension accords 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 the NPPF. In addition the proposed works accords with the local policy requirements (Policies DC1, CS4, CS5 of the Council's Local Development Framework).

In particular the works 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 resident. The works will not prejudice the character and appearance of the area and will 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 refused.

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## INFORMATIVES

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- **Rights of Access/Encroachment**  
This planning approval does not permit any person to access another person's land/property to enable the works to be completed, without their consent. Any encroachment into another person's land/property above or below ground is a civil matter to be resolved between the relevant parties.
- **Deliveries to Site**  
It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.
- **Building materials on highway**  
The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

Case Officer: David Gibson

Committee Date:

Appendix 1: Site Location Plan





Planning Ref	Decision Date	Decision
<b>23/0462/COU</b> Company / Surname Proposal Address	<b>01-Nov-2023</b> <b>Cleveland Leisure Centres Ltd</b> <b>Change of use from E(a)retail to Adult Gaming Centre (Sui Generis)</b> <b>17, PARKWAY CENTRE, Dalby Way, Middlesbrough, TS8 0TJ</b>	<b>Approve with Conditions</b>
<b>23/0479/FUL</b> Company / Surname Proposal Address	<b>03-Nov-2023</b> <b>Mr S Rashid</b> <b>Two storey dwelling with dormer windows and detached garage</b> <b>60 Low Lane, Middlesbrough, TS5 8EA</b>	<b>Approve with Conditions</b>
<b>23/0536/COU</b> Company / Surname Proposal Address	<b>03-Nov-2023</b> <b>Russell Freeman</b> <b>Proposed change of use of an existing commercial unit from B1 (Light Industrial)</b> <b>Unit 2, Washington Street, Middlesbrough, Middlesbrough, TS2 1DW</b>	<b>Approve with Conditions</b>
<b>23/0304/COU</b> Company / Surname Proposal Address	<b>06-Nov-2023</b> <b>Muslim Federation Cleveland</b> <b>Temporary change of use from general industrial (B2) to place of worship (F1) an</b> <b>12, Cannon Park Way, Middlesbrough, TS1 5JU</b>	<b>Approve with Conditions</b>
<b>23/0337/COU</b> Company / Surname Proposal Address	<b>06-Nov-2023</b> <b>Mr Christian Marin</b> <b>Change of use</b> <b>122 - 124, Parliament Road, Middlesbrough, TS1 4HZ</b>	<b>Approve with Conditions</b>
<b>23/0407/CLD</b> Company / Surname Proposal Address	<b>07-Nov-2023</b> <b>Gaynor Harrison</b> <b>Application for a Lawful Development Certificate</b> <b>3, Hartforth Avenue, Middlesbrough, TS5 8SH</b>	<b>Refused</b>
<b>23/0493/FUL</b> Company / Surname Proposal Address	<b>07-Nov-2023</b> <b>Mr Bradley Johnson</b> <b>Erection of detached double garage</b> <b>26, Southwood, Middlesbrough, TS8 0UE</b>	<b>Refused</b>
<b>23/0516/FUL</b> Company / Surname Proposal Address	<b>07-Nov-2023</b> <b>Mrs Lisa Daley-Rees</b> <b>Proposed pitched roof over side and glazed lantern over flat roof area</b> <b>36, Grange Crescent, Middlesbrough, TS7 8EB</b>	<b>Approve with Conditions</b>
<b>23/0539/FUL</b> Company / Surname Proposal Address	<b>07-Nov-2023</b> <b>Steve benton</b> <b>Erection of a single-story outbuilding located to the rear of the garage. Overal</b> <b>53 , Jocelyn Way, Middlesbrough, Middlesbrough, TS5 8FA</b>	<b>Approve with Conditions</b>
<b>23/0542/FUL</b> Company / Surname Proposal Address	<b>07-Nov-2023</b> <b>Dipak Patel</b> <b>The erection of a single storey flat roofed extension to form a secure storage a</b> <b>122 Lingfield Ash, Middlesbrough, TS8 0SU</b>	<b>Approve with Conditions</b>
<b>23/0457/FUL</b> Company / Surname Proposal Address	<b>08-Nov-2023</b> <b>Mr Luke Webb</b> <b>Conversion of garage to single storey dwelling space</b> <b>45, Broadstone, Middlesbrough, TS8 9XY</b>	<b>Approve with Conditions</b>
<b>23/0463/FUL</b> Company / Surname Proposal Address	<b>09-Nov-2023</b> <b>Les Dixon</b> <b>Single storey side extension to form a garage</b> <b>63 Grange Crescent</b>	<b>Approve with Conditions</b>
<b>23/0468/DIS</b> Company / Surname Proposal Address	<b>10-Nov-2023</b> <b>Mr Andrew Allick</b> <b>Discharge of condition 7 (Neutrient neutrality) on planning application</b> <b>15, Portland Close, Middlesbrough, TS7 8LD</b>	<b>Approve</b>
<b>23/0482/FUL</b> Company / Surname Proposal Address	<b>13-Nov-2023</b> <b>S HUSSAIN</b> <b>PROPOSED RELOCATION OF DOOR TO SIDE</b> <b>28, Croft Avenue, Middlesbrough, TS5 8AX</b>	<b>Approve with Conditions</b>
<b>23/5049/COU</b> Company / Surname Proposal Address	<b>13-Nov-2023</b> <b>Mr Edwin Ford</b> <b>Erection of fixed planters to outside terrace and extend terrace area to side</b> <b>20 - 21, Captain Cook Square, MIDDLESBROUGH, TS1 5UB</b>	<b>Approve with Conditions</b>
<b>23/0557/ADV</b> Company / Surname Proposal Address	<b>13-Nov-2023</b> <b>Pendragon (Evans Halshaw)</b> <b>1no. internally illuminated entrance sign, 1no. internally illuminated projector</b> <b>Reg Vardy Plc, South Bank Road, Middlesbrough, TS3 6AS</b>	<b>Approve with Conditions</b>
<b>23/0559/FUL</b>	<b>13-Nov-2023</b>	<b>Approve with Conditions</b>

Company / Surname	Robert Thompson	
Proposal	The Erection of a single storey extension to the side /rear	
Address	5, De Brus Park, MIDDLESBROUGH, TS8 9RZ	
<b>23/0446/RCON</b>	14-Nov-2023	No Objections
Company / Surname	Redcar & Cleveland Council	
Proposal	OUTLINE PLANNING PERMISSION, WITH ALL MATTERS RESERVED, FOR DEVELOPMENT COMPRISI	
Address	LAND NORTH OF A1053/ TRUNK ROAD ROUNABOUT AND SOUTH OF FORMER LACKENBY STEELWORKS	
<b>23/0508/SCON</b>	14-Nov-2023	No Objections
Company / Surname	Stockton Council	
Proposal	Erection of 1no industrial unit for light industrial, general industrial and sto	
Address	Land West Of 2 Perry Avenue,Dukesway,Teesside Industrial Estate,	
<b>23/0519/SCON</b>	14-Nov-2023	No Objections
Company / Surname	Stockton Council	
Proposal	Outline application with all matters reserved for the erection of industrial uni	
Address	Land South Of 4,Fleck Way,Teesside Industrial Estate	
<b>23/0520/RCON</b>	14-Nov-2023	No Objections
Company / Surname	Redcar & Cleveland Council	
Proposal	RESERVED MATTERS APPLICATION (ACCESS, APPEARANCE, LAYOUT, LANDSCAPING AND SCALE)	
Address	LAND OFF TEES DOCK ROAD DORMAN POINT TEESWORKS	
<b>23/0564/SCON</b>	14-Nov-2023	No Objections
Company / Surname	Stockton Council	
Proposal	Reserved matters application for the layout, scale, appearance and landscaping f	
Address	Land South Of Green Lane,East Of Railway Line,West Of A67 Yarm,	
<b>23/0574/TPO</b>	14-Nov-2023	Approve
Company / Surname	John Bates	
Proposal	Crown lift to height of 5.3meters at front	
Address	200B Guisborough Road, Middlesbrough, TS7 0JG	
<b>23/0580/TPO</b>	14-Nov-2023	Approve
Company / Surname	Kingston Property Services	
Proposal	Crown lift to 2no. Red Chestnut, 1no. Yew, 1no. Hawthorn and 1no. Whitebeam to f	
Address	Airedale House, 11 The Crescent, Middlesbrough, TS5 6SG	
<b>23/0359/MAJ</b>	15-Nov-2023	Approve with Conditions
Company / Surname	Lionweld Kennedy Group	
Proposal	Construction of a new storage bay	
Address	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	
<b>23/0464/COU</b>	15-Nov-2023	Approve with Conditions
Company / Surname	Vicky Franks	
Proposal	Increased delivery of community services including a community shop, community s	
Address	21 - 25, Viewley Centre, Middlesbrough, TS8 9JH	
<b>23/0467/EIASCR</b>	15-Nov-2023	EIA Not Required
Company / Surname	Stantec	
Proposal	REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNIN	
Address	LAND AT STAINTON VALE FARM, MIDDLESBROUGH	
<b>23/0505/AMD</b>	16-Nov-2023	Approve
Company / Surname	Jake Senior	
Proposal		
Address	Land at Grey Towers Farm, Nunthorpe, Middlesbrough	
<b>23/0537/AMD</b>	16-Nov-2023	Approve
Company / Surname	Mitchells and Butlers Leisure Retail Ltd	
Proposal	Non-material amendment	
Address	Land at Grey Towers Farm, Nunthorpe, TS7 0NF	
<b>23/0218/COU</b>	17-Nov-2023	Approve with Conditions
Company / Surname	Mr Neil Riley	
Proposal	Change of use from Offices (Use Class E) to Educational Facility (Use Class F1(a	
Address	173, Borough Road, Middlesbrough, TS4 2BN	
<b>23/5011/DIS</b>	17-Nov-2023	Refused
Company / Surname	Arain Holdings Ltd	
Proposal	Change of use from offices (B1) to 102no bed hotel (C1), gym facility/banqueting	
Address	57, Vancouver House, Corporation Road, Middlesbrough, TS1 1LT	
<b>22/0105/FUL</b>	20-Nov-2023	Approve with Conditions
Company / Surname	Mr Steven Owen	
Proposal	Erection of 11no. dwellings	
Address	4, Loxley Road, Middlesbrough, TS3 9HT	
<b>23/0406/COU</b>	20-Nov-2023	Refused
Company / Surname	Band Macy Ltd	
Proposal	Proposed 2n flats	
Address	23 Cherwell Terrace,	
<b>23/0438/FUL</b>	20-Nov-2023	Approve with Conditions
Company / Surname	Aamer Shahzad	

Proposal Address	Proposed demolition of existing domestic garages and the construction of a proposed garage, 59, Park Road South, Middlesbrough, TS5 6LE	
<b>23/0440/FUL</b>	<b>20-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Doherty	
Proposal	Proposed replacement of decayed wood window	
Address	3 Phillips Avenue	
<b>23/0545/FUL</b>	<b>20-Nov-2023</b>	<b>Refused</b>
Company / Surname	Kelly Jones	
Proposal	Proposed front and side wraparound single storey extension	
Address	60, Staindrop Drive, Middlesbrough, TS5 8NX	
<b>23/0449/FUL</b>	<b>21-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Kennedy	
Proposal	replacement of decayed wood windows	
Address	19, Reeth Road, Middlesbrough, TS5 5JN	
<b>23/0470/CLU</b>	<b>21-Nov-2023</b>	<b>Refused</b>
Company / Surname	Supreme Properties	
Proposal		
Address	TAD Centre	
<b>23/0471/FUL</b>	<b>21-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Paul Fryett	
Proposal	Single storey rear extension and garage conversion with new pitched roof and rep	
Address	12, Hastings Close, Middlesbrough, TS7 0AW	
<b>23/0481/FUL</b>	<b>21-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Kirk Sansom	
Proposal	single storey conservatory to rear elevation	
Address	65, The Covert, Middlesbrough, TS8 0WN	
<b>23/0507/FUL</b>	<b>21-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Mr & Mrs Ian & Zoe Burton	
Proposal	Part single storey part two storey extension to front	
Address	21, Ash Green, Middlesbrough, TS8 0UW	
<b>23/0498/FUL</b>	<b>22-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	c/o: Agent	
Proposal	Side extension to existing storage unit.	
Address	10, Simpson Street, Middlesbrough, TS5 6HP	
<b>23/0513/FUL</b>	<b>22-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Askins	
Proposal	Proposed renovation of existing box sash windows and incorporation of wood sliding door	
Address	12, Limes Road, Middlesbrough, TS5 6RQ	
<b>23/0558/FUL</b>	<b>22-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Yard	
Proposal	Proposed replacement of front entrance door and fanlight frame and adjacent 2 windows	
Address	36 Thornfield Road	
<b>23/0566/LBC</b>	<b>22-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Stellar Projects	
Proposal	Nightfall Light Festival, Stewart Park, Thursday 2nd Sunday 5th December Proposed	
Address	Stewart Park, Ladgate Lane, Middlesbrough, TS7 8AT	
<b>23/0414/FUL</b>	<b>23-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Simon & Helen Muir	
Proposal	Replace existing rear single skin w.c./pantry extension with cavity wall wider extension	
Address	6 Cambridge Avenue	
<b>23/0577/FUL</b>	<b>23-Nov-2023</b>	<b>Refused</b>
Company / Surname	Lauri Pesur	
Proposal	Two storey front extension, ground floor side extension, 2 dormers to side and gable end	
Address	10A, Emerson Avenue, Middlesbrough, TS5 7QT	
<b>22/0217/MAJ</b>	<b>24-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Aydin Holdings LTD	
Proposal	18no. industrial units associated 2.4m high fencing including new access	
Address	1-3, Punch Street, Middlesbrough, TS1 5RY	
<b>23/0408/MAJ</b>	<b>24-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Martynas Vielavicius	
Proposal	Construction of a new four storey university building for the School of Computing	
Address	16, Southfield Road, Middlesbrough, TS1 3BX	
<b>23/0485/FUL</b>	<b>24-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Assura Aspire Ltd	
Proposal	Single storey extension to existing medical centre to provide pharmacy	
Address	Land Off Stokesley Road, Nunthorpe, Middlesbrough, TS1 0NA	
<b>23/0453/FUL</b>	<b>24-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Leon White	
Proposal	Electric sub station to provide electric power to 4 Granville Road and proposed	

Address	1 Granville road, Middlesbrough, TS1 3PF	
<b>23/0575/PNH</b>	<b>24-Nov-2023</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mr Jasvinderpal Singh	
Proposal	Single storey extension to rear (Height 4m, Length 5.175m, Eaves 2.5m)	
Address	380 Acklam Road, Middlesbrough, TS5 8BA	
<b>23/0418/FUL</b>	<b>27-Nov-2023</b>	<b>Refused</b>
Company / Surname	Mr & Mrs Colin & Mary Woodhouse	
Proposal	Proposed annexe to rear garden	
Address	Hawthorne Cottage, Five Acres, Stainton, Middlesbrough, TS8 9FD	
<b>23/0441/COU</b>	<b>28-Nov-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Crow Events	
Proposal	use of industrial land for storage of vehicles and fairground equipment and erec	
Address	30/31, Parcel of land, Brewsdale Road, Lawson Industrial estate	
<b>23/0517/PNH</b>	<b>29-Nov-2023</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mr G Bassista	
Proposal	Single storey extension to rear	
Address	8, Cayton Drive, Middlesbrough, TS5 7NJ	
<b>23/0486/PNO</b>	<b>30-Nov-2023</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Solar Options for Schools Ltd	
Proposal	Prior notification for the installation of 410no. photovoltaic solar panels	
Address	VIEWLEY HILL ACADEMY, Andover Way, Middlesbrough, TS8 9HL	
<b>23/0134/ADV</b>	<b>01-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Ian Atkinson	
Proposal	Building Signage	
Address	Victoria Building, Victoria Road, Middlesbrough, TS1 3AP	
<b>23/5058/FUL</b>	<b>01-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Ms Anna Byrne	
Proposal	External alterations to existing building including new external insulation, rec	
Address	31 Station Street, Middlesbrough, TS1 1SR	
<b>23/0581/ADV</b>	<b>01-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Jon Crowcroft	
Proposal		
Address	The Pharmacy, BERWICK HILLS CENTRE, Ormesby Road, Middlesbrough, TS3 7RP	
<b>23/0185/FUL</b>	<b>04-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Jonathan Bowden	
Proposal	This application is to alter the existing property comprising ground floor exten	
Address	12, Levington Wynd, Middlesbrough, TS7 0QD	
<b>23/0512/FUL</b>	<b>04-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	C RAE	
Proposal	Insertion of 2no. front roof windows	
Address	35 Worsley Crescent,	
<b>23/0561/FUL</b>	<b>04-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	FRESCA RESTAURANT	
Proposal	PROPOSED EXTENSION TO FRONT	
Address	2, Southfield Road, Middlesbrough, TS1 3BZ	
<b>23/0573/FUL</b>	<b>04-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Craig Smith	
Proposal	Proposed Kitchen extension	
Address	NETHERBY VIEW, Ladgate Lane, MIDDLESBROUGH, TS5 7YZ	
<b>23/0587/FUL</b>	<b>04-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	J Wilkinson	
Proposal	Single storey extension to rear of property	
Address	4, Mickleby Close, Middlesbrough	
<b>23/0506/DIS</b>	<b>05-Dec-2023</b>	<b>Approve</b>
Company / Surname	Mr Andrew Allick	
Proposal	Discharge of condition 4 (Finished site levels) on planning application 22/0446/	
Address	15, Portland Close, Middlesbrough, TS7 8LD	
<b>23/0510/COU</b>	<b>05-Dec-2023</b>	<b>Refused</b>
Company / Surname	Mrs Lyndsey Coe	
Proposal	Temorary change of use	
Address	18 Thorndyke Avenue, Middlesbrough, TS4 3BL	
<b>22/0760/FUL</b>	<b>06-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	CUPRAL GROUP LTD	
Proposal	Retrospective application for temporary 2 storey modular office block	
Address	UNIT 1, Gould Avenue, Middlesbrough, TS2 1EQ	
<b>23/0525/FUL</b>	<b>06-Dec-2023</b>	<b>Refused</b>
Company / Surname	Mr & Mrs Sickling	
Proposal	Single storey extension to side and rear	
Address	8, Arlington Road, Middlesbrough, TS5 7RE	

<b>23/0551/COU</b> Company / Surname Proposal Address	<b>06-Dec-2023</b> <b>Andrew Cain</b> <b>Additional Storage and Distribution (B8) use to existing Business (E(g)) use</b> <b>UNIT 3, Ferrous Road, Middlesbrough, TS2 1DJ</b>	<b>Approve with Conditions</b>
<b>23/0553/COU</b> Company / Surname Proposal Address	<b>06-Dec-2023</b> <b>Andrew Cain</b> <b>Additional Storage and Distribution (B8) use to existing Business (E(g)) use</b> <b>UNIT 6, Wilfred Whitfield Way, Middlesbrough, TS2 1EN</b>	<b>Approve with Conditions</b>
<b>23/0435/VAR</b> Company / Surname Proposal Address	<b>07-Dec-2023</b> <b>Arif Mushtaq</b> <b>Erection of 1no part 3 storey/part 2 storey residential accomodation containing</b> <b>Vacant land with permission for student, Land adjacent to Ayresome Gardens, Back Crescent Road</b>	<b>Approve with Conditions</b>
<b>23/0472/FUL</b> Company / Surname Proposal Address	<b>07-Dec-2023</b> <b>Laura Dunning</b> <b>Single storey extension to the front and side</b> <b>32, St Anthonys Road, Middlesbrough, Middlesbrough, TS3 8PF</b>	<b>Approve with Conditions</b>
<b>23/0590/FUL</b> Company / Surname Proposal Address	<b>07-Dec-2023</b> <b>George Williamson</b> <b>Two storey side extension to property.</b> <b>2, Dante Road, MIDDLESBROUGH, TS7 8RJ</b>	<b>Refused</b>
<b>23/0377/FUL</b> Company / Surname Proposal Address	<b>08-Dec-2023</b> <b>Simon Farrier</b> <b>Change of use from container storage to car park and works to resurface, erect f</b> <b>62, Site in question is the existing Bulkhou, BULKHAUL, BRIGNELL ROAD, RIVERSIDE PARK INDUSTRIAL ESTATE, MIDDLESBROUGH, TS2 1PS</b>	<b>Approve with Conditions</b>
<b>23/0391/FUL</b> Company / Surname Proposal Address	<b>08-Dec-2023</b> <b>Mr Ian Summergill</b> <b>Proposed loft conversion with dormer extension to side</b> <b>62, The Grove, Middlesbrough, TS7 8AJ</b>	<b>Refused</b>
<b>23/0503/FUL</b> Company / Surname Proposal Address	<b>08-Dec-2023</b> <b>c/o: Agent</b> <b>Demolition of an existing, vacant, industrial building which has fallen into dis</b> <b>11, Simpson Street, Middlesbrough, TS5 6HP</b>	<b>Approve with Conditions</b>
<b>23/0560/FUL</b> Company / Surname Proposal Address	<b>08-Dec-2023</b> <b>Saleem Khan</b> <b>Small two storey extension to the front of the property to increase existing por</b> <b>38, Minsterley Drive, Middlesbrough, TS5 8QR</b>	<b>Refused</b>
<b>23/0588/FUL</b> Company / Surname Proposal Address	<b>08-Dec-2023</b> <b>Bano Rehman</b> <b>Two storey extension to side</b> <b>18, Pinewood Road, Middlesbrough</b>	<b>Refused</b>
<b>23/0565/FUL</b> Company / Surname Proposal Address	<b>11-Dec-2023</b> <b>Mr Sam Taylor</b> <b>double storey extension to side</b> <b>91, Trimdon Avenue, Middlesbrough, TS5 8SA</b>	<b>Approve with Conditions</b>
<b>23/0307/FUL</b> Company / Surname Proposal Address	<b>12-Dec-2023</b> <b>Mr Keith Skyes</b> <b>Enlargement of existing car park</b> <b>MARTON FOOTBALL CLUB, Hall Drive, Middlesbrough, TS5 7EZ</b>	<b>Approve with Conditions</b>
<b>23/0455/FUL</b> Company / Surname Proposal Address	<b>12-Dec-2023</b> <b>Green Lane Primary Academy</b> <b>Extension for new SMEH unit</b> <b>GREEN LANE ACADEMY, Green Lane, Middlesbrough, TS5 7RU</b>	<b>Approve with Conditions</b>
<b>23/0487/FUL</b> Company / Surname Proposal Address	<b>12-Dec-2023</b> <b>Diggins</b> <b>Proposed replacement of wood entrance door and window frames</b> <b>18, Westwood Avenue, Middlesbrough</b>	<b>Approve with Conditions</b>
<b>23/0540/MAJ</b> Company / Surname Proposal Address	<b>12-Dec-2023</b> <b>South Tees Hospitals NHS Foundation Trust</b> <b>Development of a new urgent treatment centre to work in conjunction with existin</b> <b>JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW</b>	<b>Approve with Conditions</b>
<b>23/0576/FUL</b> Company / Surname Proposal Address	<b>13-Dec-2023</b> <b>Mr Jasvinderpal Singh</b> <b>First floor extension to rear</b> <b>380, Acklam Road, Middlesbrough, TS5 8BA</b>	<b>Approve with Conditions</b>
<b>23/0397/FUL</b> Company / Surname Proposal Address	<b>14-Dec-2023</b> <b>Jake Henderson</b> <b>Two storey side and rear extension. Widen pavement crossing and enlarge driveway</b> <b>14, Cookgate, Middlesbrough, TS7 0LP</b>	<b>Refuse</b>

<b>23/0399/COU</b>	<b>14-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Thirteen Group	
Proposal	The proposal involves four sites where the grass land adjacent to the properties	
Address	Land Adjacent to, Desford Green, Hershall Drive, Tansley Avenue & Sudley Avenue	
<b>23/0483/FUL</b>	<b>14-Dec-2023</b>	<b>Refused</b>
Company / Surname	Nicola Arnold	
Proposal	Two storey side extension to replace a single storey side extension and a single	
Address	15, Oldbury Grove, Middlesbrough, TS8 9PF	
<b>23/0518/FUL</b>	<b>14-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Darren & Lynsey Smitheringale	
Proposal	Two storey extension to rear	
Address	3, Asterley Drive, Middlesbrough, TS5 8QD	
<b>23/0568/VAR</b>	<b>14-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Esh Living	
Proposal	Erection of 296 dwellings including associated landscaping and parking.	
Address	Land at Grove Hill	
<b>23/0420/FUL</b>	<b>15-Dec-2023</b>	<b>Refused</b>
Company / Surname	C/O NDS	
Proposal	Alterations and extension to existing dwelling	
Address	4, The Crescent, Middlesbrough, TS5 6SE	
<b>23/0522/FUL</b>	<b>18-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Mr & Mrs John Milburn	
Proposal	Single storey extension to rear	
Address	1, High Rifts, Middlesbrough, TS8 9BE	
<b>23/0132/FUL</b>	<b>19-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	ARCH Offices	
Proposal	Two storey extension to side and rear, single storey extension to rear, reconfig	
Address	22, Hoylake Road, Middlesbrough, TS4 3JL	
<b>23/0567/FUL</b>	<b>19-Dec-2023</b>	<b>Refused</b>
Company / Surname	Sighn	
Proposal	Erection of extension to side including dormer windows to roof	
Address	31, Trimdon Avenue, Middlesbrough, TS5 8LU	
<b>23/0579/COU</b>	<b>19-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Christina Jones	
Proposal	Change of use from SEN Day Centre (Class E(f)) to an Educational Facility (F1)	
Address	170A, SANDRINGHAM HOUSE, Overdale Road, Middlesbrough, TS3 7EA	
<b>22/0600/COU</b>	<b>22-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Jamie Davison	
Proposal	Change of use of Residential Property and outbuilding (C3) including the erectio	
Address	13A, Albert Terrace, Middlesbrough, TS1 3PA	
<b>23/0416/FUL</b>	<b>22-Dec-2023</b>	<b>Refuse and enforce</b>
Company / Surname	ST EDWARDS PRIMARY SCHOOL	
Proposal	demolish existing vacant caretakers house and install two new classrooms in its	
Address	ST EDWARDS ROMAN CATHOLIC PRIMARY SCHOOL, Eastbourne Road, Middlesbrough, TS5 6QS	
<b>23/0610/PNH</b>	<b>22-Dec-2023</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Bashdar Salih Hassan	
Proposal	Single storey extension to rear (Eaves 2.55m, length 4.00m, height 2.75m)	
Address	21, Minsterley Drive, Middlesbrough, TS5 8QU	
<b>23/0625/PNH</b>	<b>22-Dec-2023</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mr & Mrs David & Louise Mcmanus	
Proposal	Single storey extension to rear	
Address	447, Acklam Road, Middlesbrough, TS5 7HB	
<b>23/0548/FUL</b>	<b>28-Dec-2023</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Daniel Mohan	
Proposal	Conversion of garage into habitable room	
Address	1, Cherryfield Drive, Middlesbrough, TS5 5QG	
<b>Total Decisions</b>	<b>99</b>	<b>Total Approvals</b>
		<b>79</b>
		<b>Total Refusals</b>
		<b>19</b>