

PLANNING AND DEVELOPMENT COMMITTEE

Date: Friday 16th June, 2023
Time: 1.30 pm
Venue: Mandela Room

AGENDA

No site visits will be held prior to the meeting

1. Welcome and Introduction
2. Apologies for Absence
3. Declarations of Interest
4. Minutes - Planning and Development Committee - 14 April 2023 3 - 8
5. Schedule of Planning Applications to be Considered by Committee 9 - 22
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Item 1 – 42 Cedar Drive – Page 11
6. Delegated Planning Decisions 23 - 26
7. Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin
Director of Legal and Governance Services

Middlesbrough
Thursday 8 June 2023

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

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Friday 14 April 2023.

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

ALSO IN ATTENDANCE: M Craig, Z Ellahi, Councillor J Platt, K Rowley and T Wilson

OFFICERS: P Clarke, C Cunningham, R Harwood, S Lightwing and N Younis

APOLOGIES FOR ABSENCE: Councillors M Nugent

22/31 **DECLARATIONS OF INTEREST**

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

22/32 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 17 MARCH 2023**

The minutes of the meeting of the Planning and Development Committee held on 17 March 2023 were submitted and approved as a correct record.

22/33 **SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**

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

22/0714/COU Change of use from residential dwelling (use class C3) to care facility (use class C2) with no external works at 136 Low Lane, Middlesbrough, TS5 8EE for Courtyard Care Limited.

The above application had been identified as requiring a site visit by members of the Planning and Development Committee. Accordingly, a site visit had been held prior to the meeting.

Full details of the planning application and the plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework and the Local Development Framework.

The Head of Planning explained that the application related to the change of use of 136 Low Lane from a dwellinghouse (C3 use) to a children's home (C2 use) for the accommodation of up to six children (between the ages of 7 and 18 years). Members heard that the application had indicated that the children's home would be staffed 24 hours per day.

It was explained that, given that the property was detached, with large front and rear gardens and a large driveway, it was considered to provide adequate space to accommodate the proposed use.

It was advised that the site backed onto the A174, with properties located either side of it. There were no external changes proposed as part of the scheme. It was commented that, internally, the ground floor layout would provide a lounge/kitchen/diner with three bedrooms and a sensory room. In addition, the upper floor layout planned to provide two further bedrooms and a staff room.

It was highlighted that, with the use being served off a relatively highly trafficked road with an existing access, any undue impacts on highway safety or free flow of traffic would be prevented. Members heard that the existing parking arrangements could provide spaces for up to 8 vehicles at the front of the dwelling and vehicles were able to access the site in forward gear.

It was advised that the proposed use was based on the occupation of 6 children between the ages of 7 and 18 years. Members heard that it was considered important to limit the use of the children's home so that no more than 6 children could reside there at any one time.

The submitted details had indicated that the home would be staffed by up to 25 staff members, or full-time equivalent posts. Members heard that staff members would work on a 24/7 rotating shift basis, under the guidance and supervision of a dedicated home manager. It was commented that it was probable that no more than 7 staff members would be on duty during each daytime shift and 4 during each nightshift.

Members heard that 28 objections to the proposals had been submitted and 3 letters of support had been received. In summary, Members were advised that the objections related to concerns over anti-social behaviour, the increase in number of cars accessing the property, parking issues, increased noise, potential increase in crime and the site being an unsuitable location for a children's home.

It was commented that the key issues for consideration by the committee were the principle of the development and the impact on amenity, character, appearance and highway safety.

It was highlighted that the premises would largely operate as a normal dwelling with the main difference being the likely intensification of the property's usage. However, given the spacing between properties, it was considered that the proposed use would be able to operate (subject to effective management) without unduly affecting the privacy and amenity of surrounding properties.

The development was considered to be in accordance with the requirements of Local Plan Policies CS4, CS5 and DC1.

The application was considered to be an acceptable form of development, fully in accordance with the relevant policy guidance. It was highlighted that there were no material considerations, which would indicate that the development should be refused.

A Member commented that the property was located near a bend, on a busy single carriageway and vehicles had been witnessed speeding in the vicinity, which was not an ideal location for a children's home. In response, the Head of Planning advised that the Local Authority was unable to legislate for speeding vehicles and the Highway Authority considered that the proposed use would not result in any notable impact on the local highway network. It was commented that children with Special Educational Needs and Disabilities (SEND) would be living at the children's home, therefore, it would be unlikely that the children would go outside of the property's boundary unsupervised. It was highlighted that the highway safety concerns raised related to a residential dwelling in general terms and were not specifically relevant to the proposed use. Members were advised that the proposed use could be accommodated without it having a detrimental impact on highway safety or free flow of traffic.

A Member queried whether the children residing at the children's home would be under constant supervision. In response, the Head of Planning advised that the question posed related to the management of the children's home, therefore, the query should be directed to the Applicant.

The Applicant was elected to address the committee, in support of the application.

In summary, the Applicant commented that:

- the change of use was recommended for approval by officers;
- there would be no more than 6 children (ages 7 to 18) residing at the children's home at any one time;
- there had been an identified need for the children's home to assist in meeting the needs of Middlesbrough's children and avoid placing children outside of the region;
- the Commissioning Manager duly supported the application;
- there had been no objections, to the application, from statutory consultees;
- some concerns had been raised by members of public, however, material planning considerations had been robustly dealt with;
- the loss of a single dwelling would not have any significant impact on the Council's

- overall housing delivery strategy;
- it was worth noting that the property could, once again, become a dwellinghouse in future;
- the large area at the front of the property planned to ensure that sufficient car parking spaces were available on site;
- in terms of disturbance, the property was a family dwelling and it should therefore be expected that a family would use outside space;
- the proposed use of the outdoor space would be consistent with the existing use; and
- the care facility planned to provide residential accommodation in a residential area.

In response to a Member's earlier query regarding supervision, the Applicant explained that extremely vulnerable children would be residing at the children's home and 1 to 1 support would be provided, therefore, children would not be unsupervised/unaccompanied. It was added that the children's home would provide a structured caring environment for children who were at risk of abuse. It was commented that facility would provide residential care for children with learning disabilities, autism or other related conditions. Members heard that the children's home would be staffed 24 hours a day and the outside areas, including front doors and gates, would be secured to create a safe space for children and young people.

The Applicant highlighted that the children's home planned to provide a long-term safe setting for local children who were vulnerable. It was commented that there were no material planning considerations that would justify refusal, therefore, Members were asked to approve the application.

A Member raised a query regarding access to the children's home. In response, the Applicant advised that visits from family members would be pre-arranged by appointment. Members heard that access to the facility would be closely monitored/controlled.

A Member raised a query about Courtyard Care Limited. In response, the Applicant advised that the company had been established for over a decade and it was responsible for 80 care homes between Llanelli and Falkirk. It was explained that Low Lane would be the company's first children's home in Teesside. It was added that social services were keen for the company to offer residential care in the local area for children with SEND.

A Member raised a query regarding parking on the carriageway. In response, the Applicant explained that staff members would park on site, where there was adequate parking for staff and visitors. The Council's Legal Representative advised that the issue was not a material planning consideration.

A Member questioned whether the children residing at the home would be from the local area. In response, the Applicant advised that there was a fundamental requirement to meet the needs of local children. It was explained that a child from elsewhere could be placed at the children's home, however, the primary purpose of the facility was to provide residential care to support local children.

A Member raised a query in respect of the 5 bedrooms at the property and the proposed occupation of up to 6 children. In response, the Applicant confirmed that the children's home would be registered to accommodate up to 6 children and the proposal was compliant with Ofsted's standards for bedrooms. It was added, however, that there was an initial expectation that only 5 children would be placed there.

Three objectors were elected to address the committee, in objection to the application.

In summary, the first objector advised that:

- the proposal would impact on the local community and the surrounding environment;
- the property provided a desirable living environment for families;
- there would be a fundamental increase in traffic and the number of residents/visitors/staff members coming and going;
- the change of use could impact on property values in the area;
- there could be a potential increase in crime, vandalism and anti-social behaviour in the neighbourhood and potential risks should be assessed;
- highway safety concerns may intensify, therefore, traffic assessments and mitigation

- measures were required;
- there had been an unannounced inspection of another children's home, which had identified alarming findings in respect of the way the facility was managed and the risks to neighbouring properties; and
- the Local Authority should be managing the children's home.

In summary, the second objector advised that:

- Low Lane was already a busy single carriageway;
- there were not enough car parking spaces available on site, it was estimated that 3 or 4 vehicles could be accommodated, not 8 as the Applicant had suggested;
- there were concerns that visitors would park on the path and cycleway outside of the property, making egress from neighbouring properties unsafe;
- it was a residential area, not a commercial area;
- Low Lane would become much busier; and
- the proposal would be of no advantage to Council Tax payers.

The third objector had worked at a children's home for 45 years. The objector expressed concerns regarding the potential increase in anti-social behaviour (including violence, harassment), substance misuse and damage to property and vehicles. It was commented that there was a fear that anti-social behaviour would escalate and have a detrimental impact on the area. Concern was expressed particularly for the high number of elderly residents living in the area.

A Ward Councillor was elected to address the committee.

In summary, the Ward Councillor advised that:

- traffic had been monitored on Low Lane - between 1.00 p.m. and 2.00 p.m. 820 cars had utilised the carriageway, between 8am and 9am 1130 vehicles had utilised the carriageway;
- approximately 9750 vehicles utilised Low Lane before 6.00 p.m. each day;
- given the heavy traffic flow, the proposed change of use would have undue impacts on highway safety and free flow of traffic;
- the highly trafficked road meant that access and egress for residents, visitors and staff members would be hazardous;
- Courtyard Care Limited was a highly profitable company and residential care cost the Local Authority approximately £6,000 per week for one child;
- given current financial pressures, the Local Authority should be buying properties and running children's homes to save money;
- if the committee was minded to approve the application, committee members would be supporting a totally uneconomic solution funded by the Government and taxpayers.

In response to the comments made, the Head of Planning advised that the majority of the issues raised were not material planning considerations. It was explained that the Local Authority's financial position and who should be providing residential care was irrelevant. Furthermore, the potential increased risk of antisocial behaviour was immaterial and the Applicant had confirmed that children would be supervised and would not be permitted to go outside unaccompanied. It was also commented that an audit/inspection of a similar property was a management issue, not a planning issue.

It was explained to Members that the main material planning consideration, in respect of the application, was traffic and parking. It was highlighted that the Highway Authority had confirmed that sufficient parking could be provided on site. It was added that 7 staff members would be on duty during the daytime and 4 staff members would be on duty during the night time. It was explained that the 4 staff members on site during the night would be awake and would not require overnight accommodation. It was commented that Low Lane was a busy road, however, the level of traffic generated by the change of use would not be of a level likely to result in an unacceptable impact on nearby premises. It was also added that there was sufficient capacity off the highway network to enter and exit the driveway of the property, without vehicles interfering with the operation of the highway.

A discussion ensued. In summary, Members commented that as corporate parents, elected members had a duty to ensure the needs of children in care were met. It was commented that the children's home would assist in providing local residential care for Middlesbrough's most vulnerable children with SEND.

ORDERED that the application be **Approved subject to conditions** for the reasons set out in the report

23/0103/COU Change of use from retail (E(a)) to cinema (Sui generis) at Units 9-10, Captain Cook Square, Middlesbrough, TS1 5UB for Ms Nasreen Younis

The above application had been identified as requiring a site visit by members of the Planning and Development Committee. Accordingly, a site visit had been held prior to the meeting.

Full details of the planning application and the plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework and the Local Development Framework.

The Head of Planning explained that the application related to the change of use of a vacant retail unit within the town centre's primary shopping area to a boutique cinema (sui generis).

Being a town centre use, the principle of the proposed use in the location was considered acceptable. However, Members were advised that Local Plan Policy REG21 defined the area as being primary shopping frontage, which aimed to retain retail uses within the location. Policy REG21 set out that there should be no more than 15% non-retailing uses within the primary shopping front areas of the town centre. It was commented that, in October 2021, a survey was undertaken which had established that there was 15.7 % of non-retail uses in the location. Furthermore, there had been a slight increase in respect of the figure, given the recent approval of the E Gaming centre within the area.

It was explained that the proposal would result in the loss of a single retail unit, however, it would provide a new leisure use and result in the re-occupation of a vacant unit. Members heard that the change of use would provide additional footfall and employment opportunities, assisting in improving the vitality and viability of Captain Cook Square and the wider town centre.

It was commented that the proposal would not have a significant impact on the character and appearance of the area and no external alterations were proposed. Conditions had been proposed, requesting a noise assessment and the restriction of opening hours, to reduce any potential impacts on nearby residential dwellings. Despite there being no parking provision for the intended use, it was considered that the application site was within a sustainable location with good public transport links and there were public car parks in close proximity.

The Head of Planning advised that in terms of the policy context, the proposal would exceed the recommended 15% concentration of non-retail uses in the area and would be contrary to Local Plan Policy REG21. It was advised, however, that the policy was somewhat out of date as it had been developed in 2008/2009. It was explained that, in recent times, the retail industry was in decline and that could be seen across the country. The proposed use planned to be in keeping with the strategic shift from retail to leisure, supporting the vitality and viability of Captain Cook Square and the town centre and assisting in maintaining and boosting the retail core. It was also commented that the proposed change of use would be complementary to the other recent planning approvals for leisure uses at Captain Cook Square.

It was advised that the proposed use could potentially increase the number of pedestrians and associated traffic within the area, particularly within the nearest street - Grange Road. It was added that gates had been installed on site, which planned to ensure no late-night access onto Grange Road to protect residential amenity.

No objections had been received in relation to the proposal and the application was recommended for approval, subject to conditions.

A Member raised a query in respect of the opening hours of 9.00 a.m. to 2.00 a.m. In response, the Head of Planning advised that regular opening until 2.00 a.m. would be unlikely but the potential to stay open for longer would provide flexibility for special one-off events. It

was commented that the hours of opening would be controlled via a condition to ensure that they were consistent with the surrounding uses.

A Member raised a query regarding access to the site. In response, the Local Authority's Project Manager advised that there was a communal service corridor to the rear of the building, however, it was not public space.

A Member raised a query regarding the boutique cinema. The Project Manager advised that the cinema's main market would be mainstream, with the option of showing other films, such as opera-related performances. It was added that the cinema would have 204 seats and three screens, 77 for one, 67 and 60 for the others. Members heard that one screen would be located on the ground floor and two screens would be located on the upper floor.

The Project Manager advised that in the summer of 2020, the Local Authority had received £14.1 million of Government funding from the Future High Street Fund, £9.5 million of which was ring-fenced to regenerate Captain Cook Square. It was advised that over the past year, work had been undertaken with the cinema operator. Members heard that the operator had 4 other cinemas nationally, none of which were in the region. It was added that the operator was a family ran business, which specialised in refurbishing town centre derelict properties.

A discussion ensued and Members commented that the proposed change of use would provide further benefits to the vitality and viability of Captain Cook Square and the town centre.

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

22/34

DELEGATED PLANNING DECISIONS

The Head of Planning submitted details of planning applications which had been approved to date in accordance with the delegated authority granted to him at Minute 187 (29 September 1992).

The Head of Planning advised that the decision regarding Nunthorpe Hall Farm should not have been referenced, as that decision had been taken by the Planning and Development Committee on Friday 17 March 2023.

NOTED

Planning & Development Committee Schedule - 16-Jun-2023

Town Planning applications which require special consideration

1	Reference No: 22/0669/COU Ward: Stainton And Thornton Ward buffer = Stainton & Thornton	Applicant: Walkison Care Agent:	Description: Change of use from residential property (C3) to residential respite (C2) Location: 42, Cedar Drive, Middlesbrough, TS8 9BY
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APPLICATION DETAILS

Application No:	22/0669/COU
Location:	42, Cedar Drive, Middlesbrough, TS8 9BY
Proposal:	Change of use from residential property (C3) to residential respite (C2)
Applicant:	Terriann Harrison, Walkison Care
Ward:	Stainton And Thornton,
Recommendation:	Approve with Conditions

SUMMARY

The application seeks planning permission for the change of use of the property from a residential dwellinghouse (C3) to a residential property providing respite care (C2).

Following the consultation period, a number of objections were received expressing concerns about the proposals and their expected operations. The main issues raised were on the grounds of vehicular access, staff parking and general traffic movements at the site and along Cedar Drive.

The site is located within an established residential area and proposes a residential use and as a general principle, is of a use type which is appropriate / established within this location. The main considerations relate to the likely outward impacts of the proposed use relative to surrounding properties / uses and land. No external changes are proposed. The activities of the proposed residential respite use are anticipated as being representative of a typical residential property apart from the property being staffed. The main operation is therefore considered to be compatible and appropriate within a residential estate. The movement of staff is given consideration and although it will result in more vehicle movements to and from the property, it is not anticipated that these will unduly affect the living conditions and general amenities of residents on Cedar Drive. Noting the expected number of staff and users at any one time and the provision of parking spaces within the buildings curtilage, it is considered that the number of vehicles anticipated with the proposals can be accommodated at the site without the need for parking within Cedar Drive, thereby preventing impacts which would potentially be detrimental to the amenities of nearby residents.

Officer recommendation is to approve subject to conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a two-storey residential dwellinghouse situated at the southern end of Cedar Drive in Thornton, at the edge of the village. The property is accessed from the

adopted road via a private driveway, which serves four properties in total (Nos. 33, 40, 41 and 42 Cedar Drive).

To the north are residential properties within Cedar Drive and Thornton village; to the east, west and south are agricultural land and fields.

Planning permission is sought for the change of use of the property from a residential dwellinghouse (C3 use class) to a residential respite care home (C2 use class) which is intended to provide respite care for up-to 6 people at any one time. The proposal is indicated as having around 12 staff associated with it with only 3 or 4 staff there between the hours of 8am to 8pm and a single member of staff there overnight. Submission details indicate that they do not intend to take regular deliveries as any supplies would tend to be delivered to their main centre and brought to the site by staff. The submitted details also indicate respite care may be given for up-to 2 or 3 weeks at a time for people.

No alterations to the external appearance of the building are proposed.

PLANNING HISTORY

There is 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).
- 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:

Core Strategy

DC1 (General Development),

CS4 (Sustainable Development),

Local Plan

H1 (Spatial Strategy)

Stainton and Thornton Neighbourhood Plan

ST6 Access and Parking

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

Summary of Public Responses

Number of original neighbour consultations 22

Total numbers of comments received 13

Item No:

Total number of objections	11
Total number of support	0
Total number of representations	2

List of addresses objecting to the application:

- 4, 22, 23, 26, 28, 31, 33, 34, 38, 40, 41 Cedar Drive

Addresses with concerns/other representations

- 11, 15 Cedar Drive

Summary of Comments

It is considered that the below represents a summary of the objections and other concerns raised following the consultation period.

Private Drive of No. 40 (leading to application site)

- The terms of the Deed allowing access to no. 42 state that the owner of no. 42 has a right of way to pass and repass over the roadway with or without vehicles for all purposes connected with the use and enjoyment of the land but not for any other purpose whatsoever. This means that vehicles cannot park, wait, load, unload or turn around on the drive. I do not believe, given the number of vehicles that will be coming and going during the running of a business of this nature, that it will be possible to always keep the drive clear of vehicles and abide by the requirement of this Deed.
- This above would restrict the use of the drive by its owner (no. 40) and others who have a right of access.
- The private drive is not suited for a business of this nature.

Access Gates

- The electric gates on the private drive may fail to open due to powercuts etc. Whilst there is a manual override, this is considered impractical in a commercial environment where there is multiple third parties. The gates may fail more frequently due to the proposals, which can cause disturbance and stress to manually open the gates, especially at unsociable hours.

Cedar Drive

- Too much traffic already on Cedar Drive.
- As there is no public transport in Thornton, all access to the property would be by private vehicle. To allow a vehicle to pass, cars park half on the pavement. Two emergency vehicles could not pass along Cedar Drive.
- Private driveways are often used as turning points for larger vehicles and fences have been damaged on a number of occasions.
- The amount of traffic using the road would increase dramatically changing the character of the area.
- Safety concerns – elderly residents especially need access to the pavements (vehicles parking on the pavement) and children play in the cul-de-sac. The additional traffic increases the risk to residents and children.

Number of Site Users

- Concerns over the traffic that might arise from medical professionals, emergency services, staff, visitors, family, friends etc. and where all site users will park.
- The supporting document states that there will be no less than 3 staff at the property. This would imply that at shift change overs there would need to be sufficient space for 6 or more vehicles to park and manoeuvre within the property boundary.

Difficulties of Previous Tenant

- As the applicant states, the child of the previous tenant had complex care needs and was restricted to a wheelchair. He regularly attended day care by means of a disability vehicle, the driver of which found it so difficult to turn around within the boundaries of no.42 that they would either load from the drive, in front of our house, or in Cedar Drive itself, at the end of the drive marked in red. This caused significant disturbance to the residents of Cedar Drive and I believe this situation would be worse with more clients/residents/patients at no.42. It would surely be impractical for respite residents to walk, or be wheeled, down the drive to meet the vehicle when being dropped off or collected.

Other

- Concerns over the disposal and collection of clinical waste.

Responses from Internal Technical Services

MBC Planning Policy

- The use is appropriate within a residential area and acceptable in principle. In determining the application consideration should be given to whether the impact on amenity, parking and highway safety would accord with the relevant policies in the adopted Development Plan.

Responses from External and Statutory Consultees

Stainton and Thornton Parish Council

- The parish council have no objection in principle to the above application, providing certain conditions are included.
- Cedar Drive is a narrow cul-de-sac on the outskirts of Thornton with no immediate access to public transport and as such all staff and visitors will visit the property using private transport. Conditions must be included that all visitors and staff must park within the residential curtilage of the property and no staff parking would be allowed on Cedar Drive. Access for emergency vehicles must be maintained at all times, with no parking on the access road to the property.

PLANNING CONSIDERATION AND ASSESSMENT

Relevant National Planning Policies

1. Section 38 of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. At a national level, the Government's guidance is set out in the National Planning Policy Framework (NPPF), which was most recently revised and published in February 2019. The NPPF states that the general principle underlying the town planning system is that it is 'plan led'. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted (paragraph. 12). In determining planning applications, due weight should be given to local planning policies in accordance with their consistency with the revised Framework, with greater weight given the closer policies are to those in the Framework (paragraph 213)

2. Paragraph 20 of the NPPF states that the strategic policies of Councils should 'make sufficient provision for community facilities such as health' and that decisions should help provide community needs.
3. Section 8 of the NPPF '*Promoting healthy and safe communities*' expands on the strategic policies and explains the role of local authorities and outlines how they need to be achieved. The section advises that policies and decisions *should aim to achieve healthy, inclusive and safe places, as well as providing the social, recreational and cultural facilities and services the community needs*. Paragraph 92 states that authorities should *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments and strong neighbourhood centres* amongst other things. The same paragraph also advises planning policies and decisions to aim for healthy, inclusive and safe places that are *safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion as well as to enable and support healthy lifestyles*. Paragraph 93 states that decisions should *plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services*.

Principle of Development

4. The relevant policies in the Local Development Plan regarding this application include H1 (Spatial Strategy), DC1 (General Development) and CS4 (Sustainable Development). Policy ST6 (Access and Parking) of the Stainton and Thornton Neighbourhood Plan (2022) is also relevant. In general terms, these policies seek to achieve high quality sustainable development that is situated in the right place and minimises the impact on neighbouring occupiers.
5. Policy H1 advises that development proposals need to be sited within the urban area where they are accessible to the community they serve and satisfy the requirements for sustainable development as contained in Policy CS4. Such proposals also need to demonstrate how they would contribute to achieving the spatial vision and objectives of the Plan. Albeit on the edge of the urban area and near to the limits to development, the application site is in a suburban location within a residential area and easily accessible to the Stainton and Thornton community that the proposed respite care may in part serve. The proposed respite care provides a facility that will contribute to the creation of sustainable communities and allowing residents to be looked after within the borough.
6. Policy CS4 requires all development to contribute to achieving sustainable development principles, which includes ensuring everyone has access to the health and community facilities that they need in their daily lives, promotion of a healthier community, being located so that services and facilities are accessible on foot, bicycle, or by public transport, and it is considered that the proposed development will assist in increasing provision of short-term respite care in the community, being broadly in accordance with this aim.
7. Policies CS4 and ST6 collectively require that development should be served by and promote sustainable forms of transport. Whilst the application does not specifically provide any details of whether secure cycle parking is to be provided on site, there are considered to be many appropriate places within the site to secure cycles. It is also noted that there is a bus route through Stainton Village, however, this does not provide a service as early as 8am and as late as 8pm and staff therefore couldn't rely on this to

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get to and from work. Notwithstanding these matters, the property is already in existence and the sustainability of its occupation for a similar residential use therefore carries little weight.

Potential Impacts of Associated Activities on Surrounding Areas

8. Policy DC1 seeks to ensure that the effect upon the surrounding environment and the amenities of occupiers of nearby properties will be minimal as a result of development. It is noted that the majority of the comments and concerns received from local residents centred on the likely adverse impacts of the proposals on their living conditions and general amenities.
9. The property is not been altered externally and there should be no notable change to privacy and amenity from the actual use of the property in the way provided, subject to reasonable management and neighbourliness which are not material planning considerations in their own right. It is recognised however that the movement of staff to and from the site and the dropping off of customers to receive care is where the most notable change will be for surrounding residents.
10. Concerns have been raised relating to the use of the private drive and that this type of development is not suited along a private drive of this nature. It is understood that the terms of the deed for use of the private drive allow access to the application site only, which may prevent activities such as manoeuvring and deliveries taking place along the drive. It is understood from the submission documents that there will be no deliveries to the site and that all equipment and goods would be delivered to the head office and transferred over to the application site in cars. All cars arriving at the site (staff or otherwise) would be able to travel along the private drive and undertake manoeuvring / turning / parking within the application site itself and thereby limiting the impacts on the surrounding residential amenity to that of cars passing along the private drive.
11. It is understood there would be 3 or 4 staff at the property each day between the hours of 08:00 to 20:00 with a single overnight member of staff and it would not be particularly different therefore in traffic movements to that of a large dwelling where elderly children still live with parents who own cars. The drop off of people to be cared for would add to this traffic to and from the site and there are no specifics indicating how frequent this would be, but there is indication that some stays could be for 2 to 3 weeks which is assumed would tie in with holiday trips etc. So whilst the dropping off and collection of people will add to the traffic manoeuvres, it is anticipated that this would not be significant additional numbers of movements beyond those associated with staff. Furthermore, these would be likely to be at times through the day as drop off's would be a managed occurrence.
12. The other properties along the private drive have their front elevations positioned relatively close to the private drive and movements along the driveway will be noticeable for the occupiers of those properties and will, as would movement of anyone to and from the application site, result in a degree of noise and disruption. However, in view of the anticipated levels, it is considered that this would not be significantly adverse, particularly as it is likely to be restricted to short periods of time during the day.
13. Concerns have been raised about the access gates along the private drive, which may fail and result in disturbance. It is appreciated that this may happen but this is likely to be an irregular occurrence and one which would need to be dealt with in an appropriate manner at the time. It doesn't mean however that the result would have to cause undue disturbance / harm to the amenities of neighbouring properties for prolonged periods.

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14. Many of the objections received centre around the amount of traffic already along Cedar Drive, some vehicles using private driveways to turn around and causing damage to property, and the concerns for existing pavement users (children and the elderly). Concerns have been raised that the proposals will exacerbate the current situation. Whilst this is noted, the application relates to the re-use of an existing dwelling and the levels of traffic anticipated with this proposed use are unlikely to be significantly different to that of a large family living from the property and it is considered that the proposed use would not therefore notably increase the amount of traffic up Cedar Drive.
15. The applicant has advised that the staff levels would be three or four throughout the day and one ant night. Whilst some staff may arrive at the site on bicycle or via local bus services, it is accepted that a regular scenario may be that three or four vehicles arrive at 8am and the same leave at 8pm with drop offs of customers during the course of the day. The submitted parking plan shows adequate space for parking and manoeuvring within the site for this level of vehicles and is considered to be adequate as a result. As the proposal is for residential respite care, by its nature it does not lend itself to many visitors, as its users will be temporary while their regular carers have a short break. Nor will the site be frequented by nurses or other medical professionals on a regular basis with it not being nursing care.
16. Whilst it is accepted that the volume of traffic is likely to increase due to the development, it is considered not to unduly alter the character of the residential area. The number of vehicles is considered to be manageable in this environment and is not expected to result in undue harm on the residential amenities of nearby occupiers.
17. Concerns over the width of Cedar Drive are noted, although in view of the limited level of traffic, it is not expected that this would raise particular issues beyond those that would already occur were the property to be occupied as a large family home. Mindful of the type of care being proposed (residential care, not nursing care), however, the likelihood of an ambulance being called to the application site is considered to be not significantly different to that of a regular dwellinghouse.
18. Over recent years, the number of delivery vehicles frequenting housing estates has increased, although the capabilities of delivery drivers and the potential damage to private property is not a material consideration. Similarly, it is noted that many vehicles will park partly on the pavement, somewhat restricting the ability of pedestrians to pass, again, this is beyond he control of planning. The key considerations for this application is whether or not the anticipated level of traffic can reasonably access the site without causing undue harm to the amenities of surrounding properties and physically make necessary manouvres. In view of the property already being in place, the limited level of traffic and the nature / layout of the application site, it is considered that these points can reasonably be met.

Other Matters

19. One concern raised related to the disposal of clinical waste from the property. Whilst noted, it is not anticipated that there would be a significant need for clinical waste due to the nature of care being provided, however, should there be, like it would be the case for any property, this would need to be dealt with in an appropriate way. This is however outside the control of planning.

Conclusion

20. The report has concluded that the proposed residential respite care development would be an appropriate use in this setting and compatible with residential dwellinghouses. The likely activities and operations of the proposed development – including the use of the private drive, the access gates, the expected levels of traffic from site users – have been assessed as being able to be undertaken at the property without significantly harming the residential amenities and living conditions of nearby occupiers. The proposals are, therefore, deemed to be in accordance with national and local planning policy and conditional approval is recommended. It is recognised that the impacts can and will affect neighbouring properties to some degree and therefore it is important to restrict the approval to ensure the use is for respite care only and no more than 6 users at any one time in order to prevent it being used in the future in a way which was not envisaged / considered.

RECOMMENDATIONS AND CONDITIONS

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: 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 accordance with the following approved plans:

- a) Location Plan (received 24th March 2023)
- b) Site Plan (Plan No. 01)

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

3. Limitation of Care and Users

The development hereby approved shall only provide respite care and for no more than 6 service users at any one time and for no other use within Use Class C2.

Reason: To ensure an acceptable level of use at the property and to safeguard the residential amenities of local residents

REASON FOR APPROVAL

The proposed change of use from residential dwellinghouse to residential respite care is considered to be appropriate as it is in full accordance with national and local planning policies, statements and guidance.

In particular, the proposed use is in accordance with the National Planning Policy Framework and its policies regarding the provision of community development, achieving healthy, inclusive and safe places, providing social facilities and services for the community,

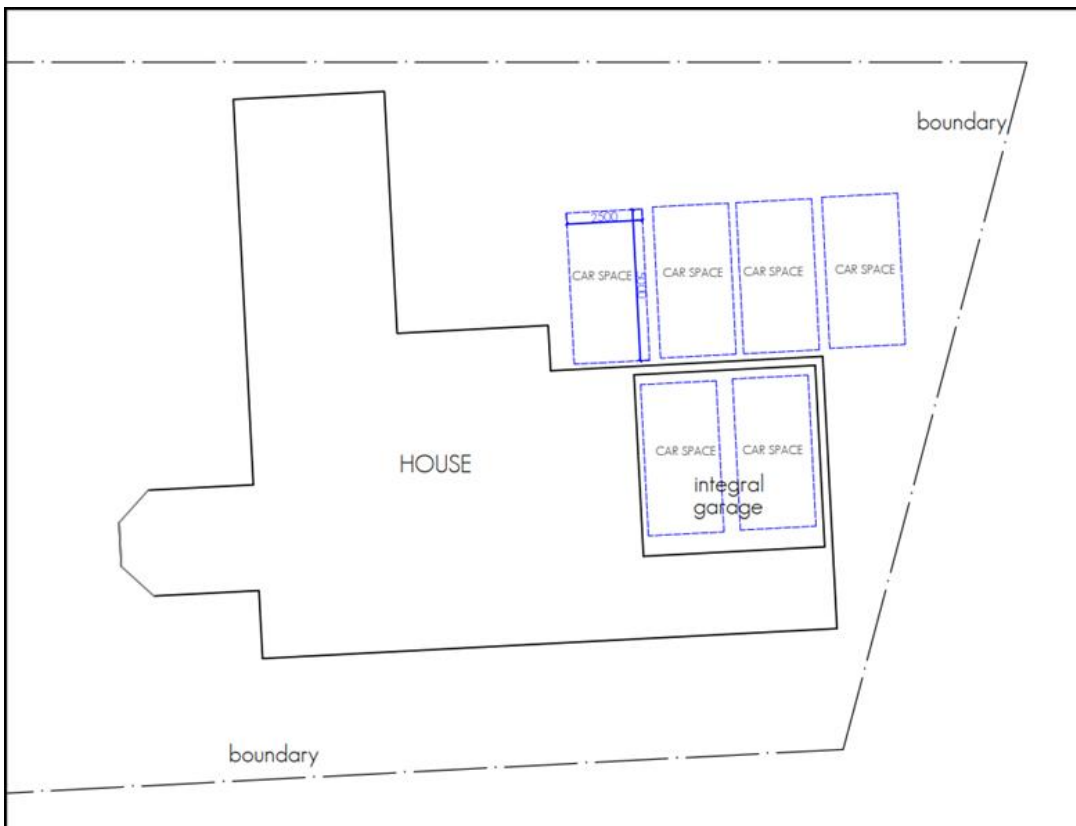
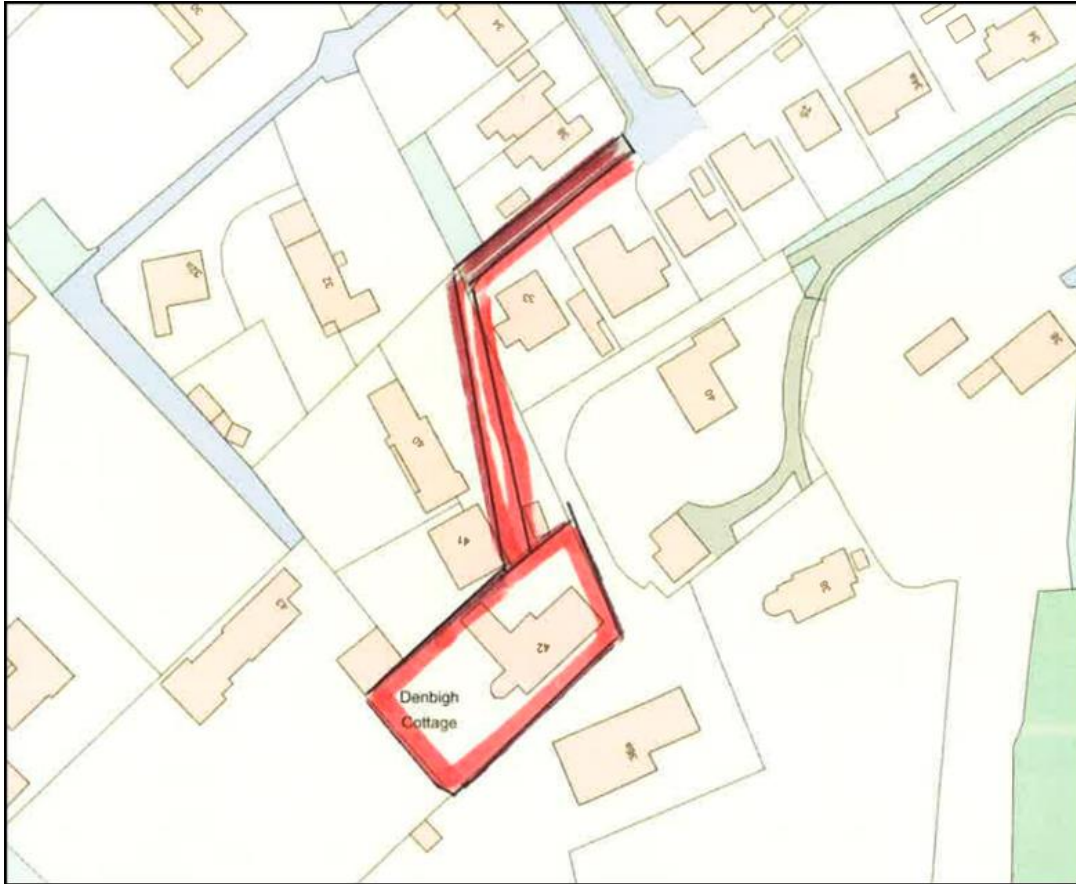
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sustainable development, the efficient use of land, and transport and accessibility, whilst proposing a development that would not be out of scale and character within the surrounding area, and would not be detrimental to the local and residential amenities of the area.

Issues of principle regarding the use of this site and the generation of traffic have been considered fully and are not considered, on balance, to give rise to any inappropriate or undue affects. Accordingly, the Local Planning Authority considers that there are no material planning considerations that would override the general assumption that development be approved unless other material factors determine otherwise.

Case Officer: Peter Wilson

Committee Date: 16th June 2023



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Case Reference	Address	Description	Decision	Despatch Date
22/0793/COU	31A Roman Road, Middlesbrough, TS5 6DZ	first floor conversion of three person flat into three one bed studios for student accommodation purposes (Sui Generis Use Class)	Refused	11/04/2023
23/0097/PNH	22, Ellerby Green, Middlesbrough, TS3 7QL	Single storey extension to rear (eaves 2.59, height 3.57, length 6.00m)	Prior Notification Not Required/No Obj	11/04/2023
23/0118/TELPN	Ladgate Lane, adj to junction with The Derby, Middlesbrough TS7 8SS	15m high slim-line monopole, supporting 6 no. antennas, 3 no. equipment cabinets	Refused	11/04/2023
22/0667/FUL	Land at Springfield Road, Middlesbrough, TS5 4LG	Erection of 2no Semi detached dwellings	Refused	12/04/2023
23/0173/FUL	3 Ludford Avenue Middlesbrough TS3 7RY	Part single storey, part two storey extension to side, formation of an additional car parking space (demolition of garage)	Withdrawn	12/04/2023
23/0104/CLD	22, Minsterley Drive, MIDDLESBROUGH, TS5 8QR	Construction of a detached garage	Approve	13/04/2023
23/0057/FUL	7, Hartforth Avenue, Middlesbrough, TS5 8SH	Single storey extension to front/side	Refused	14/04/2023
23/0120/TELPN	Newham Way, Coulby Newham, Middlesbrough, TS8 9NW	Proposed 15.0m phase 8 street works monopole, 2no. equipment cabinets with associated meter cabinet and ancillary development thereto.	Refused	14/04/2023
23/0128/FUL	6 Asterley Drive Acklam Middlesbrough TS5 8QD	Single storey extension to rear	Approve with Conditions	14/04/2023
23/0147/PNH	14A, Clarence Road, Middlesbrough, TS7 0DA	Single storey extension at rear	Prior Notification Not Required/No Obj	14/04/2023
23/0153/FUL	48, Gunnergate Lane, Middlesbrough, TS7 8JB	Single storey extension to side with pitched roof over	Approve with Conditions	17/04/2023
23/0102/TCA	19 Linden Grove, Linthorpe, Middlesbrough, TS5 5NF	Fell 1no. Ash tree to rear	6 Weeks Expired	18/04/2023
23/0117/FUL	15 Primrose Way, Middlesbrough, TS8 9FH	Single storey rear extension	Approve with Conditions	18/04/2023
23/0203/CLD	3, Ludford Avenue, Middlesbrough, TS3 7RY	Single storey extension to side (demolition of existing garage)	Approve with Conditions	19/04/2023
22/0715/ADV	1B, MARTON ESTATE SQUARE, Stokesley Road, Middlesbrough, TS7 8DU	1no. Internally illuminated aluminium sign	Approve with Conditions	20/04/2023
23/0024/FUL	119 Grange Road, Middlesbrough, TS1 2DT	Installation of 1.8m high perimeter fence (Approve with Conditions	20/04/2023
23/0090/FUL	51, Ceremony Wynd, Middlesbrough, TS4 2WG	Front extension	Approve with Conditions	20/04/2023
23/0157/FUL	30, Elwick Avenue, Middlesbrough, TS5 8NT	Single storey porch extension to front	Approve with Conditions	20/04/2023
23/0022/LBC	8 West Side, Middlesbrough, TS7 0NN	Replacement of 3 no. timber spring balanced single glazed windows	Approve with Conditions	21/04/2023
23/0121/FUL	25-27 Newport Road, Middlesbrough, TS1 1LE	Proposed alterations to shopfront Pilasters, Stall Risers and floor tile.	Approve with Conditions	21/04/2023
23/0146/FUL	2, Kirkgate Road, Middlesbrough, TS5 5LS	Increase wall/roof height and two front dormer extensions and formation of an additional car parking space	Approve with Conditions	21/04/2023
23/0040/PNO	70 & 72 Barrington Crescent, Thorntree, Middlesbrough, TS3 9HZ	Prior notification for demolition of 2No dwellinghouses	Prior Notification Not Required/No Obj	24/04/2023
23/0199/CLD	17, Marton Moor Road, Middlesbrough, TS7 0BJ	Rear dormer extension	Refused	24/04/2023
23/0009/AMD	Land at Grove Hill, Middlesbrough	Non-material amendment to alter revision to turning head adjacent to plots 31 & 37, revision to full affordable rent and alter window position on planning application 20/0546/FUL	Approve	26/04/2023
22/0297/VAR	UNIT 3 & UNIT 4, Heath Road, Middlesbrough, TS3 6AT	Variation of conditions 3 (Retail and Gross Floorspace) and 6 (Uses)	Approve subject to 106 Agreement	28/04/2023
22/0753/ADV	100 Corporation Road, Middlesbrough, TS1 2RB	1no. internally illuminated hoarding sign	Approve with Conditions	28/04/2023
23/0143/FUL	8, Seaward Close, Middlesbrough, TS8 9GN	Single storey extension to rear	Approve with Conditions	28/04/2023
23/0165/FUL	57 Normanby Road, Ormesby, Middlesbrough TS7 9NU	Two storey extension to side/rear, single storey extension to rear and demolition of existing single storey rear extension	Approve with Conditions	28/04/2023
23/0210/DIS	16 Queens Road, MIDDLESBROUGH, TS5 6EE	Discharge of Conditions 3 (Cycle store) to provide covered and secure cycle park	Full Discharge Conditions	02/05/2023
23/0232/CLD	3, Thornton Road, Middlesbrough, TS8 9BS	Conversion of garage into habitable room	Approve	03/05/2023

22/0783/FUL	278 - 280, Linthorpe Road, Middlesbrough, TS1 3QS	Provide canopy to front and side, enclose existing front canopy with shop front and new roof.	Approve with Conditions	05/05/2023
23/0033/ADV	288 - 298, Acklam Road, Middlesbrough, TS5 8AY	2no. externally illuminated fascias, 2no. Flat ACM panels installed to RH windows, 2no. Flat ACM panels to be installed to existing totem, 5no. poster frames , 2no. Flat ACM panels car park panels, 1no. internally illuminated ATM box	Approve with Conditions	05/05/2023
23/0092/FUL	58, Ceremony Wynd, Middlesbrough, TS4 2WG	Front extension	Approve with Conditions	05/05/2023
23/0106/FUL	76, Baldoon Sands, Middlesbrough, TS5 8UF	Two storey side extension, single storey rear extension, demolition of existing garage and formation of a new car parking space.	Approve with Conditions	05/05/2023
23/0115/FUL	16 Chandlers Ridge, Middlesbrough, TS7 0JL	Alterations to previously approved two storey extension to side	Approve with Conditions	05/05/2023
23/0140/FUL	24, Lodore Grove, Middlesbrough, TS5 8PB	Two storey extension to side, single storey extension and flat roof dormer to re	Refused	05/05/2023
23/0080/TCA	2, Acklam Hall Cottages, Church Lane, Middlesbrough, TS5 7DZ	Fell 1no Oak tree to rear	6 Weeks Expired	09/05/2023
23/0222/AMD	Land at Barritt street, Middlesbrough, TS1 3BX	Non-material amendment to remove condition 13 of previously approved 22/0179/MAJ	No Objections	09/05/2023
23/0066/FUL	Europa Building, Woodlands Road, Middlesbrough	Installation of vent	Approve with Conditions	10/05/2023
23/0142/FUL	25, Moor Park, Middlesbrough, TS7 0JJ	Single storey front extension, alterations and extensions to both garages and render the front elevation of the dwelling	Approve with Conditions	10/05/2023
23/0194/PNH	50, Gunnergate Lane, Middlesbrough, TS7 8JB	Single storey extension at rear (length 6.0m, height 3.35m, height to eaves 3.05m). Demolition of existing single storey extension.	Prior Notification Not Required/No Obj	10/05/2023
23/0195/PNH	25, Blue Bell Grove, Middlesbrough, TS5 7HG	Single storey extension at rear (length 3.94m, height 3.6m, height to eaves 3.0m). Demoliton of existing single storey extension and detached garage.	Prior Notification Not Required/No Obj	10/05/2023
22/0347/DIS	BOHO X, Lower Gosford Street, Middlesbrough	Discharge of conditions 4 (Hard Landscaping), 5 (Cycle Shelter), 8 (Off Site Highway Works), 9 (Approved Drainage), 10 (Soft Landscaping Works), 11 (Landscape Management Plan) and 12 (Privacy Screening) on planning application 20/0764/FUL	Part Discharge Conditions	11/05/2023
22/0771/CLD	15 Salton Close, Middlesbrough, TS5 5BG	Certificate of lawful use to establish property as residential dwelling house - C3(b) use	Approve	11/05/2023
23/0035/LBC	MIDDLESBROUGH RAILWAY STATION, Zetland Road, Middlesbrough, TS1 1EG	Removal of existing ticket vending machine Installation of new card only Evoke TVM fixed down to existing concrete slab.	Approve with Conditions	11/05/2023
23/0082/COU	182, Linthorpe Road, Middlesbrough, TS1 3RF	Change of Use from retail (A1) to drinking establishment (sui generis)	Approve with Conditions	11/05/2023
22/0710/FUL	MARTON CRICKET CLUB, Stokesley Road, Middlesbrough, TS7 8JU	Extension to existing changing rooms and construction of training facilities	Approve with Conditions	12/05/2023
22/0762/FUL	S K Chilled Foods, Brighthouse Road, Middlesbrough, TS2 1RT	Two storey extension at front to provide industrial floorspace at ground floor and office floorspace above, and single storey extension at rear to existing boiler/plant room	Approve with Conditions	12/05/2023
23/0010/COU	7 - 8, NEWPORT SOUTH BUSINESS PARK, Victoria Street, Middlesbrough, TS1 5QN	Change of use from Office (former B1 use) to Office (E(g) use) and Education/Training Facility (F1(a) use)	Approve with Conditions	12/05/2023
23/0027/COU	5-6, Tame Road, Middlesbrough, TS3 6LL	Change of use from B8 to sui generis (waste metal management facility)	Approve with Conditions	12/05/2023
23/0071/LBC	MIDDLESBROUGH RAILWAY STATION, Zetland Road, Middlesbrough, TS1 1EG	Refurbishment and reconfiguration of existing ground floor staff areas	Approve with Conditions	12/05/2023
23/0129/DIS	18 - 19, Captain Cook Square, MIDDLESBROUGH, TS1 5UB	Discharge of conditions 5 (noise) & 6 (sound attenuation) of application reference 21/0703/COU	Approve with Conditions	12/05/2023
23/0189/FUL	1 Penistone Road Middlesbrough TS3 0DG	Single storey extension to front	Approve with Conditions	12/05/2023
23/0131/FUL	9, Sessay Grange, MIDDLESBROUGH, TS7 0DH	Single Storey Extension to Side	Approve with Conditions	15/05/2023
23/0200/FUL	40, Seamer Road, MIDDLESBROUGH, TS8 9DG	Single storey extension at rear and removal of patio doors	Approve with Conditions	15/05/2023
23/0150/FUL	31 Woodvale , Coulby Newham, Middlesbrough TS8 0SH	First floor extension to front and side	Refused	16/05/2023
23/0164/FUL	37, Grey Towers Drive, Middlesbrough, TS7 0LT	Second floor extension (including 6 dormer windows)	Refused	16/05/2023
23/0130/TPO	Cedar Lodge, Croft Drive,	Crown reduction and reshape to Norway Maple by approx 1 to 1.5 metres	Approve	17/05/2023

	Nunthorpe, Middlesbrough TS7 0JB			
23/0268/CLD	19, Gunnergate Lane, Middlesbrough, TS7 8HZ	Flat roof dormer to rear	Approve	17/05/2023
23/0059/FUL	44, The Grove, Middlesbrough, TS7 8AG	First Floor extension to the side and rear & recovering of existing new roof in natural slate	Approve with Conditions	18/05/2023
23/0116/FUL	7, Mayberry Grove, Middlesbrough, TS5 5PU	Single storey side extension, render rear elevations, installation of a set of patio doors and replacement wind	Approve with Conditions	18/05/2023
23/0169/FUL	NUNTHORPE HALL, Old Stokesley Road, Middlesbrough, TS7 ONP	Erection of detached outbuilding and lean-to to side	Approve with Conditions	18/05/2023
23/0170/LBC	NUNTHORPE HALL, Old Stokesley Road, Middlesbrough, TS7 ONP	Listed building consent for erection of detached outbuilding with lean-to to side	Approve with Conditions	18/05/2023
23/0174/FUL	Arch House, Church Lane, Middlesbrough, TS7 OPD	CONVERSION OF GARAGE TO HABITABLE ROOM	Approve with Conditions	18/05/2023
23/0172/FUL	7, AGRICOLA COTTAGES, Old Stokesley Road, Middlesbrough, TS7 ONW	Two pitched roof dormers to rear and velux window to front	Refused	19/05/2023
21/0073/FUL	78 North Ormesby Road, Middlesbrough, TS4 2AG	Erection of warehouse/storage facility	Approve with Conditions	23/05/2023
22/0574/FUL	Land at Gosford Street, Middlesbrough, TS1 1BB	New external cycle store with hardstanding slab	Approve with Conditions	23/05/2023
23/0163/FUL	20 - 22 Fairbridge Street, Middlesbrough, TS1 5DJ	Installation of 2no windows to side at ground floor and 1no window to side at fi	Approve with Conditions	23/05/2023
21/1160/OUT	Outwood Grange Academy, Lower East Street, Middlesbrough, TS2 1PF	Outline application for demolition and redevelopment of site for new secondary s	Approve with Conditions	24/05/2023
22/0376/LBC	11-13, Deltic House, Zetland Road, Middlesbrough, TS1 1EH	Conversion to Student Accommodation (Sui Generis Use)	Refused	24/05/2023
23/0060/DIS	25, Corporation Road, Middlesbrough, TS1 1LP	Discharge of conditions 2 & 3 on planning application	Full Discharge Conditions	25/05/2023
23/0193/DIS	Cleveland Cottage, Brass Castle Lane, Middlesbrough, TS8 9ED	Discharge of conditions 6 (Landscape scheme), 9 (Contaminated Land Site Investigation), 10 (Foul water drainage) on planning application 21/1067/VAR	Full Discharge Conditions	25/05/2023
23/0036/ADV	Footpath opposite Frade Charity Shop, Marton Rd, Middlesbrough, TS4 2PT	Two internally illuminated digital 75 inch LCD display screens, one on each side	Refused	26/05/2023
23/0081/FUL	11, Cleveland Drive, Middlesbrough, TS7 8AE	Double storey extension to side, single storey extension to rear & timber framed	Refused	26/05/2023
22/0646/COU	1, Albert Road, Middlesbrough, TS1 1PQ	Retrospective change of use to mixed use comprising a bar and restaurant/café on the ground floor (sui generis), revised location of the accessible toilet, creation of a kitchen and erection of a extract flue	Approve with Conditions	30/05/2023
22/0649/LBC	1, Albert Road, Middlesbrough, TS1 1PQ	Retrospective change of use to mixed use comprising a bar and restaurant/café on the ground floor (sui generis), revised location of the accessible toilet, creation of a kitchen and erection of a extract flue	Approve with Conditions	30/05/2023
22/0661/COU	Yard Adjacent to Unit 9 Derwent Street, Middlesbrough, TS1 5QW	Change of use of yard (B2) to car wash (Sui Generis) with 2.0m V mesh	Approve with Conditions	30/05/2023
23/0028/ADV	Unit 3 Victoria Street, Middlesbrough, TS1 5QZ	2no. internally illuminated 48 sheet posters	Refused	30/05/2023
23/0100/COU	Unit 3A, Captain Cook Square, MIDDLESBROUGH, TS1 5UB	Change of use from reatil () to food, drink & hotfood	Approve with Conditions	30/05/2023
23/0171/PNH	77 Chalford Oaks Middlesbrough TS5 8QG	Single story extension to rear	Prior Notification Not Required/No Obj	30/05/2023
23/0181/FUL	1, ROMAN TERRACE, Roman Road, Middlesbrough, TS5 5QF	Single storey extension at rear	Approve with Conditions	30/05/2023
23/0206/FUL	6, Croydon Road, Middlesbrough, TS1 3HG	Single storey extension at rear	Approve with Conditions	30/05/2023
23/0219/FUL	7 Stainsby Road, Middlesbrough, Cleveland, TS5 4JS	Single storey extension to rear, bay window extension to front	Approve with Conditions	30/05/2023
23/0227/FUL	17, Strait Lane, Middlesbrough, TS8 9BB	Single storey extension at rear	Approve with Conditions	30/05/2023
23/0228/FUL	10, Buxton Avenue, Middlesbrough, TS7 8LP	Single storey extension to side and single storey extension to rear (demolition	Approve with Conditions	30/05/2023
23/0235/PNH	75, The Oval, Middlesbrough, TS5 8EZ	Single storey extension at rear (length 5.280m, height 3.0m, eaves 3.0m)	Prior Notification Not Required/No Obj	30/05/2023
23/0243/PNH	17, Axminster Road, Middlesbrough, TS8 9HX	Single storey extension at rear (length 4.00m, height 3.40m, eaves 2.40m)	Prior Notification Not Required/No Obj	30/05/2023
23/0123/TPO	33, The Grove, Middlesbrough, TS7 8AF	Felling of 1no Cedar Tree (T9)	Approve	31/05/2023
23/0208/FUL	21, Glentworth Avenue, Middlesbrough, TS3 0QH	Single storey wrap around extension to side and rear	Approve with Conditions	31/05/2023

