

PLANNING AND DEVELOPMENT COMMITTEE

Date: Thursday 10th October, 2024
Time: 1.30 pm
Venue: Mandela Room

AGENDA

1. Welcome and Fire Evacuation Procedure

In the event the fire alarm sounds attendees will be advised to evacuate the building via the nearest fire exit and assemble at the Bottle of Notes opposite MIMA.
2. Apologies for Absence
3. Declarations of Interest
4. Minutes - Planning and Development Committee - 5 September 2025 3 - 8
5. Schedule of Remaining Planning Applications to be Considered by Committee 9 - 54

Schedule – Page 9

Item 1 – 20 Fountain Drive, TS5 7LJ - Page 11

Item 2 – Land at Grey Towers Farm – Page 41
6. Applications Approved by the Head of Planning 55 - 58
7. Planning Appeals
8. Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin
Director of Legal and Governance Services

Town Hall
Middlesbrough
Wednesday 2 October 2024

MEMBERSHIP

Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, M McClintock, I Morrish, J Ryles, G Wilson, J McTigue, J Thompson and D Branson

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 Thursday 5 September 2024.

PRESENT: Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, M McClintock, J Ryles, G Wilson, J Thompson and D Branson

PRESENT BY INVITATION: Councillor M Smiles

ALSO IN ATTENDANCE: S Barker, O Monck, G Oleary, J Rathmell, A Walker

OFFICERS: P Clarke, C Cunningham, J McNally, S Thompson and P Wilson

APOLOGIES FOR ABSENCE: Councillors I Morrish, A Glossop and J McTigue

24/14 **DECLARATIONS OF INTEREST**

Name of Councillor	Type of Interest	Item/Nature of Interest
Councillor M McClintock	Non-Pecuniary	Agenda Item 4, Item 1, Ward Councillor
Councillor Ian Blades	Non-Pecuniary	Agenda Item 4, Item 3, Ward Councillor
Councillor Graham Wilson	Non-Pecuniary	Agenda Item 4, Item 3, Ward Councillor

24/15 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 11 JULY 2024**

The minutes of the meeting of the Planning and Development Committee held on 11 July 2024 were submitted and approved as a correct record.

24/16 **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.

24/0190/MAJ, land off Stokesley Road, Nunthorpe, Middlesbrough, construction of gospel hall with associated car parking and landscaping.

Members were advised that planning permission was sought for the construction of a gospel hall with associated car parking area and landscaping on the land at the southern end of the allocated Nunthorpe Grange housing site.

Members heard that following a consultation exercise, objections and other representations were received from 120 addresses, as well as the Nunthorpe Parish Council and a Ward Councillor. The Head of Planning advised that since the publication of the report 147 letters of support had been received.

The Head of Planning stated that there were 3 areas for the Members to consider principle of development, design and highways.

In relation to the principle of development members were advised that the application site was located in south Middlesbrough and related to an area of land identified as part of the wider 'Land at Nunthorpe, south of Guisborough Road' housing allocation. Policies H1, H10, H11, H29 and H31 collectively allocated the site for residential development and were relevant to this application. As the proposed development regards the construction of a place of worship, it was considered to represent a departure from the adopted Development Plan although the

use is acceptable but would need to achieve a high-quality design as the site is in a key prominent location local development should reflect this.

Members were informed that Paragraph 135 of the National Planning Policy Framework stated that *'planning decisions should ensure that developments would function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to local character, including the surrounding built environment and landscape setting; and, establish a strong sense of place, using building types and materials to create attractive and distinctive places to visit'*. Members were advised that officers did not feel that the quality of the design was of a quality expected in this location and that the quality was not sufficient to justify approval.

In terms of highways Members were advised that there would be a high level of usage every third Sunday of the month the increased usage would be localised and would potentially be for 10-15 minutes before and after each service it was advised that this would be on the margins of acceptability. No restrictions would be in place so impacts could be outside of these times it was advised that whilst restrictions could be placed these would not be considered acceptable in terms of planning and would fail to meet the required tests.

The development proposals indicated that a total of 284 car spaces were proposed consisting of 163 hard surfaced spaces plus 121 Grasscrete spaces. It was advised that a typical Interchange Meeting currently attracted 800 worshippers and based upon the car occupancy levels provided (3.4 people per car), the parking demand from these meetings would be 235 vehicles. Should the building be operated to its full capacity of 984 worshippers, the parking demand would be 289 spaces.

In order to address concerns over the intensity of use of the site, a car parking management strategy has been submitted to support the application. This management strategy involved the use of wardens (10 indicated) to direct arriving vehicles in order to fill the car park in a set routine in order to ensure maximum efficiency. A similar plan was proposed to ensure that the car park empties in an efficient manner.

Members were advised that it had been demonstrated using modelling, that the impact on the adjacent highway was critically dependent on the implementation and ongoing use of access and parking management which were highly controlling and restrictive. The modelling had also demonstrated a delay as small as 1 second per vehicle arriving at or exiting the car park resulted in a much greater impact on the adjacent highway. Should there be any slight change to access and operation of the carpark resulting in each vehicle only being delayed by 1 second, there would be a disproportionate impact on the adjacent network. Such an approach would require a very high level of ongoing control with very small margins for error.

In terms of design Members were advised that both the design of the gospel hall building and the general layout of the site had been assessed as being of a poor quality. The materials palette of the main hall building was deemed to reflect the local context and in line with the materials considered to be acceptable in the Nunthorpe Grange Design Code, they were unable to mask the sheer scale and mass of the building. The design featured very little relief or break in the elevations, which gave the building a very functional appearance that detracted from the visual amenity of the area and was not sympathetic to the local character of the surrounding environment and failed to meet the design aspirations for Nunthorpe Grange.

A Member queried if meetings had taken place with the applicant to discuss changes in the design, location and access of the carpark, it was advised that meetings had taken place but no substantial or significant changes to the application had been submitted that addressed the concerns expressed by officers.

The agent for the application addressed the committee and raised the following points:

The gospel hall would be home to a large congregation of Plymouth Brethren, who currently have a hall on Gypsy Lane, the congregation is growing that requires a larger hall to enable them to worship together. Members heard that the Plymouth Brethren do not worship in a loud manner, there is no symbolism and they are a Christian faith group. The halls of the Plymouth Brethren are designed not to stand out and have a low visual impact. The proposed hall would have new planting, hedgerows, water features, trees and natural clay pantiles.

In terms of car parking the Brethren are aware of the car parking that would be required and how they would manage the impact. It was advised that a video had been submitted to the planning department showing how they manage parking at a hall near to Leeds Bradford Airport. The Brethren feel that it is not an honest approach to reduce carparking in the application. Members also heard that a dozen car parking spaces would be provided for the local community to use.

A Member queried if discussions had taken place to see if a slip road to the proposed site could come off the bypass it was advised by the applicant that they had not considered this an option.

A Member stated that Nunthorpe needed a large venue like this the Member queried if there was potential for the community to use the hall, it was advised that the proposed layout of the hall was not a flexible space so community use would not be a practical option and would not be able to be used in this capacity. The hall was a place of worship with a capacity of 900 fixed seats.

Members were concerned that 120 residents had objected to the application, in regard to the 140 letters of support that had been received a Member pointed out that the Plymouth Brethren were established in Nunthorpe but only a third of them lived in Middlesbrough so the majority of support was from people who did not reside in the area and would be travelling from outside of Middlesbrough to attend the place of worship. A suggestion was made, hypothetically that the potential park and ride at Nunthorpe train station could be used once in place.

Members also raised concerns that the proposed building did not have windows, the agent advised that false windows could have been included in the application had it been raised by the Planning Department.

Members heard from two Nunthorpe Parish Councillors who raised the following objections to the application:

- Highways and pedestrian safety
- Dis-satisfaction that the site will not be accessible to the whole of the Nunthorpe Community
- Size, scale and appearance of the building
- Looks like a commercial warehouse
- The site is not earmarked as a place of worship in the Nunthorpe Plan
- Unacceptable impact on highways safety, large number of vehicles accessing the site, lack of pedestrian crossings and single pavements
- Leaves will drop from the screening trees
- Needs to add value to the local community
- No material changes had been made

The Ward Councillor for Nunthorpe raised the following concerns:

- Not agreed to have a place of worship on this site
- Scale of proposal is too large
- Not in keeping with the local area
- Not sympathetic
- No windows in the building, is this not a safety issue
- 800 attendees this exceeds a small community church
- Speeding already in the area
- Impact on the Marton crawl
- Other members of the community unable to use the facility
- Known flooding on this site

The Head of Planning advised that safety in relation to windows was not a planning consideration it would be a buildings regulation issue.

Members debated the application and felt that the proposed location was unsuitable and the key issue in relation to the application was increased traffic and the impact on the highways.

ORDERED: that the application be refused for reasons detailed in the committee report.

24/0216/FUL, 36 Nuneaton Drive, Middlesbrough, TS8 9PR, Single storey extension to rear and single storey workshop extension to side and rear of existing garage

Members were advised that the application sought approval for a rear extension to the property and an extension to the existing garage.

The application site was an established residential area close to Hemlington Lake. The application property itself sat adjacent to the turning head of the cul-de-sac of Nuneaton Drive. Dwellings were predominantly single storey and detached of traditional appearance however some two-storey properties were evident. Dwellings were set-back from the road but plot sizes differed, with the application dwelling having a larger sized plot compared to other properties on Nuneaton Drive. The rear of the site backs onto Newquay Close, a cul-de-sac which contained detached and semi-detached two-storey dwellings.

The proposed application sought to erect a rear extension to the property forming a bedroom and lounge/diner area, and to extend the existing garage.

The Head of Planning advised that following the consultee exercise, objections were received from nearby residential properties. Concerns had been raised with regards to overbearing, overlooking and noise from the development. The scheme had been amended during the application process in order to lower the extension from the main ridge of the dwelling and it is noted that this also inset the built form from the side elevations.

Members were advised that taking into account all material considerations, it was considered that the proposed extensions and alterations to the property would not harmfully dominate the host property or wider street scene and would also have no significant detrimental impact on adjacent properties. The impact would not be so significant as to warrant refusal of the scheme. As such the scheme was able to accord with relevant Local Plan Policies CS5 and DC1.

A Member queried why the application had come to committee the Member was advised that because 3 objections had been received it had reached the threshold to be heard at Planning and Development Committee. The Head of Planning confirmed that the garage would not be used as a commercial workshop which had been one of the concerns raised in objection this had been confirmed by the agent.

The applicant addressed the committee and informed them that he had lived in Nuneaton Drive for over 30 years he had recently been diagnosed with cancer and due to his condition now required his own bathroom and bedroom so had purchased this property. The applicant assured the committee that the garage would only be used as a garage and not a workshop.

An objector to the application raised the following concerns:

- Issues if garage was to be used as a workshop
- Estate built on a beck/stream potential flooding
- Impact on privacy
- Windows look over fence
- Claustrophobic

The Head of Planning advised the Committee that the application met the guide separations guidelines, the site is in an area of mixed dwellings and would remain a bungalow.

ORDERED: that the application be approved subject to the conditions detailed in the report.

4/0226/MAJ, Site of former Southlands Centre, Ormesby Road, Middlesbrough, TS3 OBH, Erection of single storey community facility (F2(b) use class) (comprising changing facilities, multi-use hall and multi-purpose rooms), construction of access roads, associated car park, fencing and landscaping

*** Councillor Ian Blades and Councillor Graham Wilson recused themselves for this item*

The application sought planning permission for a single storey community facility and associated works on the site of the former Southlands Centre. Members were advised that similar applications had been submitted in 2021 and 2023 for a community facility and associated car park. The Head of Planning stated that the first application was withdrawn and the second application had been approved but not implemented.

Members were advised that the key considerations for the current application related to the design and arrangements of the proposals, the highways related issues such as vehicular movements and access to the site and the implications including potential noise nuisance on surrounding properties. The Head of Planning informed Members that the main issue to consider was the consideration of the requirements from Sports England and its objection to the scheme.

Members heard that the proposed building was of a high quality and situated at a distance away from residential properties not to unduly harm their amenities. Whilst the community centre building would be in the middle of the Green Wedge and Primary Open Space it had been designed in a way to minimise impact on the local area.

The Head of Planning advised that no objections had been submitted from local residents the only objection was from Sports England. In relation to the objection received from Sports England to the proposed layout with specific reference to the footpath connecting the site to the Unity City Academy and the ground conditions for the replacement playing field Members were advised that the footpath allowed greater accessibility and could even be considered as permitted development, whereas the issues of the ground conditions could be overcome by a suitable planning condition to enable this element to be deemed acceptable.

Members were advised that due to the continued objection from Sport England Members cannot approve the application but could give a recommendation of minded to approve, subject to its consideration by the Secretary of State.

Members were advised that the application site formed part of the grounds of the former Southlands Centre, as well as land to the north. Residential properties are situated along much of the southern boundary of the site, Middle Beck run along the eastern boundary, Ormesby Road is situated to the west, and the Unity City Academy is situated to the north.

Planning permission was sought for the construction of a new community centre facility comprising a single storey building to be used as a multi-function hall and multi-purpose rooms with associated car park and other works.

The community centre would be located to the north of the proposed new car parking area, which would have capacity for 72 vehicles (including 5 accessible spaces). A cycle store with 4 stands and bin store would be created adjacent to one another within the car park. Between the community centre building and the car park would be 2.4 metres high weld mesh fencing, which would also run alongside Ormesby Road and return across the site beyond the new eleven-a-side football pitch.

On the plot of the former Southlands Centre building would be a new playing field, which was proposed as a replacement playing field/pitches, and works would be carried out to improve the ground conditions to enable appropriate pitch standards.

In relation to highways issues Members were advised that the application had been supported by a Transport Statement and Travel Plan. The level of traffic generation was not significant and no further assessment of the operation of the network was required.

The level of car parking was considered to be acceptable. Turning and parking for coaches has been demonstrated as being acceptable. The application included ped/cycle links to the surrounding communities.

The Ward Councillor spoke in support of the application and raised the following.

- The local area needs a community centre
- All councillors had been involved in the consultation and had been fully supportive of the plans

- It is in an area of high deprivation
- Important facility for the residents of TS3 and surrounding areas

ORDERED: recommendation of minded to approve, subject to its consideration by the Secretary of State.

24/17 **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

24/18 **PLANNING PERFORMANCE Q1 (APR-JUN) 2024/25**

The Head of Planning updated members on the performance of the Planning Service during the first quarter of 2024/25. The update outlined a number of key performance measures for the Planning Service, in particular focusing on those measures against which a Local Planning Authority's performance is measured against government targets.

Members were advised that the Service performed above national performance targets. Overall the number of planning applications submitted fell significantly following the creation of the Middlesbrough Development Corporation. During the last quarter this fell further with a decrease in 10% (from 87 to 76 applications) submitted over the previous quarter. This was also reflected in the continued decline in the number of applications determined during the period, but was to be expected given the decline in applications submitted.

There had been a significant increase in the performance of the service with regards to enforcement activity. The number of enforcement cases had remained at consistent levels over the last three quarters, with a marked increase in the closure of cases during the last quarter, and an increase in the number of enforcement notices being served. This had resulted in a 10% decrease in the number of outstanding cases. The level of outstanding cases remained at an unsustainable high level. Members were advised that the principal cause of enforcement complaints remained as unauthorised works for example works being undertaken without securing the necessary planning permissions.

24/19 **PLANNING REFORMS**

In agreement with the Chair this item was deferred to a future meeting of the Planning and Development Committee.

24/20 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

Planning & Development Committee Schedule - 10-Oct-2024

Town Planning applications which require special consideration

1	<p>Reference No: 24/0259/FUL</p> <p>Ward: Acklam</p>	<p>Applicant: Mr John Bradley</p> <p>Agent: Sean Mclean Design</p>	<p>Description: Erection of 1no. detached dwelling</p> <p>Location: 20, Fountains Drive, Middlesbrough, TS5 7LJ</p>
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2	<p>Reference No: 24/0307/VAR</p> <p>Ward: Nunthorpe</p>	<p>Applicant: Mitchells and Butlers Leisure Retail Ltd</p> <p>Agent: JW Planning Limited</p>	<p>Description: Variation of Condition 1 (Approved Plans) on application 20/0028/VAR to include the installation of PV Panels to roof, extraction flue, EV charging points and removal of chimney (part retrospective)</p> <p>Location: Land at Grey Towers Farm, Nunthorpe, Middlesbrough, TS7 0NF</p>
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APPLICATION DETAILS

Application No:	24/0259/FUL
Location:	20, Fountains Drive, Middlesbrough, TS5 7LJ
Proposal:	Erection of 1no. detached dwelling
Applicant:	Mr John Bradley
Agent:	Sean Mclean, Sean Mclean Design
Ward:	Acklam
Recommendation:	Approve with conditions

SUMMARY

This application seeks the erection of three bedroomed two storey detached dwelling on an area of residential garden located to the north of 20 Fountains Drive, Acklam. The proposed vehicle access and driveway for the dwelling will be located off Sledmere Drive.

The application site is a corner plot located at the junction of Fountains Drive and Sledmere Drive within a predominantly residential area of Acklam. The dwelling design has a double frontage with the main front entrance facing Sledmere Drive. The frontage facing Fountains Drive includes a single storey off-shoot. The boundary treatment will be a 2-metre-high close boarded fence set back from the pavement which will enclose the rear garden boundary along Sledmere Drive.

The application site was previously granted planning permission for a detached two storey property in 2012 and for a separate application for a dormer bungalow on the site in 2015.

A planning application for a two-storey dwelling was refused at planning committee in September 2021 on the grounds that the scale, design and position of the proposed property would have a detrimental impact on the open character of the area and on the amenity of the adjacent properties, contrary to Local Plan Policy DC1 (Appendix 2).

The refusal decision was upheld by the planning inspector in January 2022 (Appendix 4). The inspector commented that the proposed dwelling would occupy a large proportion of the open garden at the side of the host dwelling (20 Fountains Drive) with the property having similar proportions to the neighbouring houses and similar materials. The inspector commented that whilst the new dwelling would fall in line with established front building line it would have a significantly deeper floor plan which meant at the rear it would project beyond the rear elevations of the neighbouring houses by approximately 5 metres in total, albeit it only 2.5 metres would be two storeys. The inspector concluded that by virtue of it's scale, bulk and almost featureless gable wall the dwelling would be dominant and incongruous in this prominent corner location and would be harmful to the character and appearance of the surrounding area, contrary to Policy DC1.

Item No:

In October 2023 a planning application for a similar scale and designed two-storey dwelling was refused at planning committee. The sole reason for refusal was that suitable nutrient neutrality mitigation had not been provided for the site. (Appendix 3).

For clarity, following the 2021 and 2023 planning applications there have been the following alterations to both the application site and 20 Fountains Drive which were completed under the permitted development regulations and therefore did not require planning permission :-

- Demolition of the detached garage on the application site
- Relocation of the rear garden fence between the application site and 20 Fountains Drive
- Installation of a front garden fence at 20 Fountains Drive
- Installation of a driveway to the front of 20 Fountains Drive
- Relocation of the entrance door and first floor window from the side elevation to the front of 20 Fountains Drive.

Following a consultation exercise there have been 20 individual letters of objection received from neighbours and an objection from Councillor Tom Livingstone. The objections relate primarily to loss of privacy, overbearing impact, noise and disturbance, overdevelopment, out of keeping with the area, revisions minimal changes, covenant in place that no development on corner plots, state of the current site, precedent, previous application refused at committee and upheld at appeal, highway and pedestrian safety issues with loss of visibility on the corner will create a blind spot and parking issues both during and after construction.

The revised design and reduced scale of the proposed dwelling from the previous refused scheme in 2021 are considered to achieve a property which is in keeping with the scale, design and character of the existing semi-detached two-storey properties along Fountains Drive.

The separation distances, location of the dwelling and the position of the windows/doors in relation to other properties are considered to ensure the privacy and amenity of the neighbouring properties will not be significantly affected.

The proposed vehicle access to the rear of the property taken from Sledmere Drive is sufficient distance from the junction to ensure no impact on the existing visibility splays, whilst providing adequate parking provision for the proposed dwelling with no notable additional impacts on highway safety.

The applicant has provisionally secured the required level of nutrient neutrality credits from Natural England.

The revised plans are therefore considered to accord with Local Plan Policies DC1, CS4, CS5 and H11.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is located on the corner of Fountains Drive and Sledmere Drive and is an area of residential garden which formed part of 20 Fountains Drive. To the east of the site is a bungalow at 22 Sledmere Drive and to the north are bungalows located at 27 and 29 Sledmere Drive and 18 Fountains Drive. Directly opposite to the west are bungalows at 1 North Wood and 15 Fountains Drive.

Item No:

The proposal is for a detached three bedroomed dwelling with a driveway for three cars and associated garden space. The main entrance to the dwelling and driveway access will be from Sledmere Drive. The dwelling will be two-storey with a pitched roof design and maximum ridgeline roof height of 7 metres. The dwelling design includes a single storey off-shoot to the elevation fronting Fountains Drive with the overall building footprint being 51.6 square metres. The position of the dwelling within the site will be in line with the existing front building lines along both Fountains Drive and Sledmere Drive.

The proposed materials will be multi red facing brickwork, slate effect roof tiles and anthracite grey Upvc windows with tegular block paving for the driveway.

The boundary treatment will be a 2-metre-high close boarded fence sited along the northern boundary and set back from the footpath on Sledmere Drive. The proposed driveway will be located towards the eastern boundary of the site with access gates set back 5 metres from the footpath.

The proposal is supported by a design and access statement.

PLANNING HISTORY

M/FP/0352/12/P – Erection of 1no detached dwelling and garage, approved June 2012.

M/FP/0614/15/P - Erection of 1no dormer bungalow with detached garage and landscaping (demolition of existing garage), refused July 2015.

The reason for refusal were the scale and position within the plot in relation to the surrounding housing layout and built form creating an undue impact on the appearance and character of the area due to the prominent corner plot position.

M/FP/1345/15/P - Erection of 1no dormer bungalow with landscaping and boundary treatment (demolition of existing garage), approved by committee in February 2016.

21/0290/FUL – Erection of 1 No detached dwelling. Officer recommendation for approval with conditions and was refused by members at planning committee on 14th September 2021 due to the scale, design and position having a detrimental impact on the open character of the area and the amenity of the adjacent properties. The subsequent appeal was dismissed.

The inspector commented that the proposed dwelling would occupy a large proportion of the open garden at the side of the host dwelling with the property having similar proportions to the neighbouring houses and similar materials. The inspector commented that whilst the new dwelling would fall in line with established front building line it would have a significantly deeper floor plan which meant at the rear it would project beyond the rear elevations of the neighbouring houses by approximately 5 metres in total, albeit it only 2.5 metres would be two storeys. The inspector concluded that by virtue of it's scale, bulk and almost featureless gable wall the dwelling would be dominant and incongruous in this prominent corner location and would be harmful to the character and appearance of the surrounding area, contrary to Policy DC1.

22/0259/FUL – Erection of 1 No detached dwelling. Officers recommended refusal for the sole reason that nutrient neutrality mitigation measures had not been provided on site and was subsequently refused at committee on the 12th October 2023.

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

Item No:

- 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
H11 - Housing Strategy

UDSPD - Urban Design Supplementary Planning Document
National Design Guide 2021

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

There have been 20 individual objection comments received and an objection from the Ward Councillor Tom Livingstone.

It is noted that a pro-forma letter was initially submitted but was not signed by the individuals and was sent from a single email address so could not be accepted as individual objection comments.

The objection comments are summarised below:-

Character and appearance

- Open plan estate with properties set back with same appearance and character
- Corner properties within the estate are large plots
- Predominantly bungalows in vicinity
- Sledmere has 29 bungalows and no houses, Fountains Drive has 19 bungalows. 1 bungalow on Northwood which adjoins 15 Fountains Drive which face the site. 29 Semi-detached properties on Fountains Drive in blocks of 4 but no 304 bedroomed houses.
- Dominant and overbearing
- Overdevelopment. Scale of development almost both ends of boundary and the fence line out of character with the street scene
- Site visit helpful due to the current dangerous state of the site since last refusal decision.
- Double standards as when building plot at 7 Fountains Drive advised dormer bungalow would be suitable not two-storey dwelling and no fence around the new double garage to the side of 7 Fountains Drive. This proposed fence beyond building line.

Amenity

- Impact on privacy levels to unacceptable degree

Item No:

- Revised plans have moved the rear elevation back 1 metre which is minimal and no bearing on impact
- If allowed should be restrictions on future extensions, restrictions on work vehicles and working times.
- Understood only bungalows built in the area so no one could be overlooked

Highways

- Sledmere/Fountains Drive extremely busy and rat run with 2 school runs a day and other motorists at high speeds
- Site corner plot which is open but already many near misses mounting grassed area opposite
- Proposal would make this a completely blind corner and increase accident levels at least tenfold
- Pedestrian safety issues with school children
- Positioning of the driveway directly opposite an existing residential driveway when remaining drives on Sledmere Drive at a tangent for safety and access parking.
- Ominous 3 car parking spaces shown for parking standards for a 4 bedroomed house when a 3 bedroomed house only requires 2 spaces.
- Visitors to the house would have to park on the street and on the corner so safety issues
- Path on the plans show where the vehicles will be parked on the road and not the driveway.
- Lived here 20 months and almost 5 accidents at the junction if one occurs will be Councils fault

Nutrient Neutrality

- Provisional credit in place but this should not be green light for this to go ahead, little or no bearing on this application as part of the course.

Site history

- Consideration should be given to 3 previous refusals and the appeal which was dismissed and the Inspectors reason for refusal
- Under previous report stated site should be cleared feel this has been left to pressure residents to agree to development.

Residual issues

- Cannot believe planning department considering this again as upsetting to residents.
- Number 20 now been sold so the application seems incorrect as being no 20.
- Covenant I place for 25 years to preserve the look/aspect of the area
- Reduced bungalow scheme to be more suitable but money-making scheme looking to maximise everything
- Precedent if this approved then surrounding corner plots will sell land and the area will become overdeveloped
- If approved will reapply for extensions for additional bedroom space making mockery of system
- Current site left as a dumping ground despite reporting this to the Council and MP's
- No action over the state of the site in the last 12 months yet during my build had inspections and legal letters if site not clear and blocking people's access.

Public Responses

Number of original neighbour consultations 41

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Total numbers of comments received	20
Total number of objections	20
Total number of support	0
Total number of representations	0

Objection addresses

7A, 9, 11, 15, 19, 20, 23, 24 Fountains Drive
114 Hall Drive
14, 17, 19, 25, 27 Sledmere Drive
1, 45 North Wood

The following comments have been received from the statutory consultees:-

Councillor Tom Livingstone

With regards to the above reference, I would like to object to this application and to be called to speak should the application be heard at a forthcoming meeting of the Planning and Development Committee.

Highways – MBC

Development proposals seek to erect a single dwelling on a corner plot of open land at the junction of Fountains Drive and Sledmere Drive.

The plot of land in question falls outside of the public highway and is not owned by the authority. As such sightlines for vehicles at the junction cannot include this area of land as it is not under the control of the authority. The sightlines that are achievable, within the public highway, are in accordance with national guidance and as such the construction of the dwelling will not have a detrimental impact on visibility nor highway safety.

Access and parking to the existing property (20 Fountains Drive) is to be taken from a new dropped vehicular crossing to Fountains Drive, which is acceptable and consistent with other properties in the locality.

Parking for both the existing and proposed dwelling is acceptable.

No highway objections are raised subject to conditions on car and cycle parking and a Method of Works Statement with an informative regarding the dropped kerb crossing.

Cleveland Police – Secure By Design (In summary)

I recommend applicant actively seek Secured By Design accreditation, full information is available within the SBD Homes 2023 Guide at www.securedbydesign.com

I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour. This is expected as reference to Secured By Design is highlighted within the Design & Access Statement.

Strong consideration should also be given in relation to the provision of On- Site Security throughout the lifespan of the development. There is information contained within the Construction Site Security Guide 2021 also on the SBD website that may assist.

In addition to the above proposal I would also add the following comments and recommendations.

All doors and windows are recommended to be tested and certified PAS24:2020/2016 standards (or equivalent)

Dusk till dawn lights are recommended to each elevation with an external door-set.

Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

Environmental Health - MBC

No comments

Waste Policy – MBC

No comments

Natural England (In summary)

Further information required to determine the impacts on designated sites.

PLANNING CONSIDERATION AND ASSESSMENT

1. The main considerations with this proposal are the principle of the development, the impact on the character and appearance of the street scene, the impact on the privacy and amenity of the neighbouring properties, highway safety, Nutrient Neutrality and any other residual matters.

Principle of Development

2. The Council's Core Strategy Policies CS4 (Sustainable Development), CS5 (Design), DC1 (General Development) and Housing Local Plan Policy H11 (Housing Strategy) are relevant to this proposal.
3. Core Strategy Policy CS4(a) requires all new developments to contribute to sustainable economic development principles by making the most efficient use of land. The application site is within walking distance of major bus routes and the Newham Bridge Primary School, Beverley School, Outwood Academy and the facilities within the Saltersgill Avenue local centre. The application site is therefore considered to be within a sustainable location and accords with the guidance set out within Core Strategy Policy CS4 in these regards.
4. Housing Local Plan Policy H11 promotes the need to increase the supply of housing to meet the aspirations of the economically active population, which consolidates and builds upon the success of popular neighbourhoods within the town. Specifically, within South Middlesbrough Policy H11 emphasises the need to ensure the quality of life is maintained through protecting high environmental quality of the area and any new development to be of a high quality and density appropriate to the location. With any new housing being required to be sustainable and be a balanced mix.

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5. The National Planning Framework (NPPF) 2023, paragraph 11 establishes a presumption in favour of sustainable development and through its core planning principles encourages the planning system to promote economic development, including the provision of new housing, seeking high quality design and re-using land that has not been previously developed.
6. The application site is residential garden which was part of the residential curtilage of 20 Fountains Drive. The principle of a residential dwelling on the site was previously considered and either approved or accepted by separate planning applications in 2012, 2016, 2021 and 2023. Whilst the subsequent 2023 application was refused, the sole reason for refusal was the lack of adequate nutrient neutrality mitigation and not on the basis of providing a residential dwelling on the site.
7. The proposed two-storey detached dwelling is considered to provide a modest contribution to the existing housing supply. The existing street scene has a mixture of house types with semi-detached and detached bungalows alongside semi-detached and detached two-storey properties. Having taken into consideration the context of the existing housing supply within the area, the location of the proposed dwelling is considered acceptable.
8. The application site is considered to be within a sustainable location and is therefore considered to accord with the guidance set out in Local Plan Policies H11 (Housing Strategy) and Core Strategy CS4 (a).

Character and Appearance

Design/Layout – National and Local Policy Guidance

9. The Council's Core Strategy Policy CS5 (c) comments that all development proposals should '....**secure a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context.**'
10. Policy CS5 (f) comments that all new development should enhance both the built and natural environment.
11. Policy DC1 (b) comments that '**....the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials will be of high quality.**'
12. The Middlesbrough Urban Design SPD (UDSPD), adopted January 2013, provides design guidance for development, including for householder / domestic extensions (Section 5) and is considered to be in accordance with the NPPF in general terms and is therefore a material planning consideration and decisions should reflect the guidance within the SPD unless other material planning considerations suggest it is appropriate to do otherwise.
13. The UDSPD recommends some basic principles are applied to development which is aimed at achieving good quality development, these being, to achieve consistent design (window style and proportions, roof pitch etc.), consistent materials and fenestration detailing, subservience (to prevent overbearing or dominance), no dominance over neighbouring windows (to limit affects on daylight), avoiding flat roofs or large expanses of brickwork, preservation of building lines where appropriate and achieving adequate levels of privacy.

14. Specifically in relation to corner plots paragraph 5.4 (j) comments that **'...corner plots occupying sensitive locations within street scenes will require careful attention to design, in order to preserve building lines, appropriate areas of open space and include a level of detailing to avoid blank facades.'**
15. The National Planning Policy Framework (NPPF) 2023 establishes that good design is a key to achieving sustainable development. Chapter 12 'Achieving well designed places' states Local Authorities should provide design guides in accordance with the principles set out in the National Design Guide and National Design Guide Model to enable new development to reflect the local character and to provide design preferences.
16. Paragraph 135 of the NPPF sets out 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.'**
17. Specifically, within paragraph 135 of the NPPF reference is made to new development being **'.... sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change'** with a **'.... high standard of amenity for existing and future users.'**
18. The NPPF paragraph 139 sets out that development which is **'....not well designed should be refused , especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents'**. With **'...significant weight given to development which reflects local design policies and government guidance on design, taking into account any local design guides and supplementary documents such as design guides and codes'**.
19. The National Design Guide (NDG) adopted in January 2021 establishes ten key characteristics of good design which interact to create and overall character of a place and applies to proposals of all sizes. Including the development context, identity, built form, movement, nature, public spaces, uses, homes & building, resources and lifespan. The ten key characteristics set out within the NDG have been used to assess this development.

Design/Layout Assessment

Context

20. Within the immediate vicinity of the application site is a mixture of house types and designs. To the south along Fountains Drive are two-storey semi-detached properties with single storey garages to the side. Directly opposite the application site are semi-detached bungalows along Fountains Drive and North Wood with additional semi-detached bungalows to the north and north-east along Sledmere Drive. To the north is an area of open space located on the corner of Sledmere Drive and Fountains Drive.

Site layout assessment

21. The proposed siting of the dwelling within the plot will retain the established front building line of the existing properties along both Fountains Drive and Sledmere Drive. The north elevation will be in-line with the front elevations of the bungalows to the east

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along Sledmere Drive. The west elevation would be in-line with the existing building line of the two-storey dwellings on the eastern side of Fountains Drive, excluding the single storey off shot which has been designed with a scale and appearance similar to that of a porch. The position of the proposed dwelling within the plot will retain an area of open grass to its frontage and side with an enclosed rear garden area. The rear garden boundary treatment will be set back from the pavement along Sledmere Drive.

22. The proposed dwelling has an overall width of 6 metres and ridgeline roof height of 7 metres, which is comparable to the existing semi-detached properties along Fountains Drive. The proposed footprint at 51.5 square metres is only slightly larger than the original 47 square metre footprints of the semi-detached two-storey properties along Fountains Drive, particularly as some of these properties have now been extended.
23. The rear building line of the proposed dwelling would extend only 0.5 metres beyond the original established building line of the rear elevations of the semi-detached properties along Fountains Drive. It should be noted that several of the semi-detached properties immediately to the south of the application site have extended their rear elevations. For example, 19 Fountains Drive having a two-storey side/rear extension and 22 and 24 Fountains Drive having single storey rear extensions.

Design Assessment

24. Objection comments have been received regarding the scale of the dwelling and the fact the proposal is for a detached two-storey dwelling in contrast to the designs of the bungalows along Sledmere Drive and the semi-detached properties along Fountains Drive.
25. The objections are noted, however there are existing two-storey dwellings in addition to bungalows within the immediate vicinity of the site. The proposed two-storey dwelling would sit to the north of an existing row of two-storey semi-detached properties along Fountains Drive and within the context of the detached and semi-detached bungalows along Sledmere Drive and Fountains Drive. The proposed two-storey design is therefore considered to be in keeping with the scale of built form in the surrounding environment.
26. Objection comments have been made regarding the fact corner plots within the street are open plan and the proposal would be out of character with this characteristic. The location of the proposed dwelling will see the loss of part of the existing side/rear garden of the original host dwelling, 20 Fountains Drive, which will result in the loss of an element of the existing open nature of this corner site. The proposed site layout has ensured an open space area is retained on the corner of the site at the junction of Fountain Drive and Sledmere Drive. Furthermore, the proposed 2-metre-high garden boundary fence will be set back from the pavement and designed to enclose only a small section to the side of the dwelling and the rear garden area. The site layout design has ensured the proposed dwelling will not dominate the views and character and appearance of this corner site. A condition will be placed on the application that any changes to the boundary location will require prior approval of the local planning authority.
27. The design of the dwelling provides the main entrance door on the elevation facing towards Sledmere Drive with hanging tile detailing between the entrance door and first floor window. An additional set of French doors and landing window are located on this elevation. The design of this elevation facing Sledmere Drive is almost identical to the

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original side elevation design of the host property at 20 Fountains Drive so is considered to fit in with the original character and appearance of the dwellings within the estate.

28. The Inspector in the dismissed 2021 appeal noted the previous design of the side elevation facing Sledmere Drive as providing a featureless gable elevation (Appendix 4). This current proposal has provided an additional three paned window and increased the proportions of the single window on the first floor, provided a set of French doors and relocated and increased the proportions of the entrance door on the ground floor and provided sections of horizontal cedar board panelling between the entrance door and first floor windows and roof. The design alterations to this elevation facing Sledmere Drive is considered to have addressed the design concerns raised by the planning inspector in the previous dismissed appeal.
29. The elevation facing towards Fountains Drive has been designed with a modest single storey lean to off-shoot which has a similar scale and appearance to an entrance porch. The remainder of the front elevation has been designed with cedar board panel detailing between the ground and first floor windows. The original properties had hanging tile detailing between the ground and first floor windows but several properties along Fountains Drive have replaced the tiles with a mixture of vertical and horizontal panelling. The design and window proportions on this elevation replicate the front elevation designs of the existing semi-detached properties within Fountains Drive.
30. The proposed materials for the dwelling will be red-multi faced brickwork with slate effect roof tiles to match the existing properties within the street scene. The windows will be grey anthracite upvc windows and the cedar panelling will be light grey. Whilst the colour of the windows differ from the prevailing white upvc windows within the street it is noted that the existing properties could alter their window frame colour under permitted development rights without requiring planning permission. Similarly within Fountains Drive there is a mixture of colours for the decorative tiles and panelling between the ground and first floor windows. Specific details of the materials for the proposal will be secured by condition.
31. An objection has been received that the proposal is for a 3 bed property and could subsequently be extended to a four-bedroom property which would impact on the appearance and scale of the dwelling. Particularly as the parking provision is in accordance with a four-bedroom property. Given the prominent location of the site and the potential impact of an extension to the appearance of the property (supported by the previous inspector's decision in relation to scale and bulk), a condition will be placed on the application that any future extensions would require planning permission and therefore be able to be considered at that time.
32. This revised scheme is considered to have addressed the previous reasons for refusal of the 2021 submission and the concerns raised by the Inspector in relation to the overall bulk and scale of the dwelling within the dismissed appeal decision.
33. Overall, the site layout design, the scale and mass of the proposed dwelling within the site and its design and materials are considered to be in keeping with the character of the site and surrounding area. The proposal is considered to be in accordance with Core Strategy Policies DC1 (b), CS5 (c&f), UDSPD, National Design Guide and paragraph 135 of the NPPF.

Amenity

Local and National Planning Guidance

34. 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.
35. Paragraph 135 of the NPPF sets out that consideration should be given to development providing a '*...high standard of amenity for existing and future users*'.
36. The Council's Urban Design Supplementary Planning Document (UDSPD) Section 5 sets out specific guidance in terms of the potential impact of new residential development on the privacy and amenity of the neighbouring properties. The individual paragraphs reference extensions, however the basic principles set out within this criteria do apply to new housing development, given the heading of this section of the SPD.
37. Reference is made within paragraph 5.4(d) to the fact that new development should not dominate neighbour's windows which could potentially impact the amount of light to the neighbours. Further consideration is given to the potential overbearing impact of development within paragraph 5.4 (f), that comments an overbearing impact can be caused by the presence of an expanse of proposed brickwork which should be avoided, particularly where it impacts on a neighbour's primary room windows.
38. The UDSPD guidance provides guidance within paragraph 4.9 on privacy distances for new developments. The guidance sets out that a minimum of 21 metres unobstructed distance between principal room windows that face each other for buildings over single storey and 14 metres for single storey proposals. The guidance sets out that primary windows relates to living and dining rooms but not bedroom windows.

Amenity Assessment

39. Objection comments have been received that the proposal would result in loss of privacy/outlook, overbearing and increase in noise.
40. The application site is located on a corner plot with residential properties surrounding the site. The proposed dwelling is double fronted with the south-west elevation facing towards the semi-detached bungalows at 1 North Wood and 15 Fountains Drive. The main habitable room windows on this elevation will be positioned approximately 21.7 metres from 1 North Wood and 15 Fountains Drive. This separation distance accords with the 21 metres privacy guidance distance set out within the Council's Urban Design Supplementary Planning Document (UDSPD) and so there is considered not to be any significant issues in terms of loss of privacy to the occupants located opposite the site across Fountains Drive.
41. The north-west elevation of the dwelling facing towards Sledmere Drive will have a set of French doors, entrance door and two first floor windows (landing and bedroom) facing towards the front elevation of 29 Sledmere Drive and the side elevation of 18 Fountains Drive. There will be a minimum separation distance of 37 metres remaining between the proposed windows and the neighbours at 29 Sledmere Drive and 18

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Fountains Drive, which exceeds the 21-metre privacy distance suggested in the Council's UDSPD.

42. The windows on the rear elevation facing towards the bungalow at 22 Sledmere Drive will be a kitchen/dining room window and first floor bathroom and bedroom window. There will remain a minimum separation distance of approximately 19.2 metres between these three windows and the side elevation of the neighbours at 22 Sledmere Drive, exceeding the Council's UDSPD (paragraph 4.9) guideline distance of 14 metres. The windows on the rear elevation area therefore considered to have no notable adverse impacts on privacy and amenity in this regard.
43. In terms of the impact on the garden areas at 22 Sledmere Drive, the two first floor windows are a bathroom and bedroom window which are not classed as habitable room windows. Furthermore, the current front garden area at 22 Sledmere Drive is an open garden and not an enclosed private space so the resulting impact on the privacy of the users of the front garden area is considered not to be significant with the proposed first-floor windows being at an oblique angle to the rear garden area at 22 Sledmere Drive resulting in no direct overlooking.
44. The front and rear elevation windows of the proposed dwelling will be at an oblique angle and will not directly face any habitable room windows or the garden areas of the adjacent property at 20 Fountains Drive. The proposal is therefore considered not to have any significant impact on the privacy to the occupants at 20 Fountains Drive.
45. Objections have been received that the proposed two storey dwelling will be overbearing to the neighbouring bungalows. The proposed dwelling will be a continuation of the existing building line in the street, meets the design guide privacy spacing standards and is of a suitable scale and massing in comparison to the existing two-storey dwellings along Fountains Drive. It is therefore considered that the proposed dwelling would not result in an overbearing impact on the surrounding properties or their associated amenity space and would not result in a significant loss or light associated with other properties. It is noted that during the morning there may be some loss of light to the rear garden of 20 Fountains Drive although not during the afternoon. Although there may be some impact in the morning this is not considered to be significant and would not be any more notable than the existing impacts within the estate, given the replication of plot / property layouts.
46. The rear elevation of the dwelling will project towards the bungalow located to the rear of the application site at 22 Sledmere Drive. There will remain a minimum separation distance of 19.2 metres from the rear elevation of the proposed dwelling and the side elevation of 22 Sledmere Drive. Given the separation distance which will be retained, the proposed dwelling is not considered to have a significant overbearing impact on the occupants of 22 Sledmere Drive.
47. In terms of potential overbearing impact on the adjacent property at 20 Fountains Drive, the proposed dwelling will be sited 1 metre from the side elevation of 20 Fountains Drive with the rear elevation projecting a maximum of 0.5 metres beyond the existing rear elevation of 20 Fountains Drive. The Council's UDSPD guidance sets out that two-storey rear extensions are considered acceptable in terms of neighbour's amenity providing they project no more than 3 metres and are set in from the boundary. The 0.5 metres projection distance beyond the neighbour's property will result in the proposal having no significant overbearing impact on the occupants at 20 Fountains Drive.

48. Objection comments have been received regarding potential construction noise. There will be some associated noise from the construction of a new dwelling, should the noise levels be prevalent outside of normal working hours then this would be a matter which could be addressed through environmental protection legislation rather than through planning legislation.

Highway Assessment

49. The Council's Core Strategy Policies CS17 (Transport Strategy), CS18 Demand management) and CS19 (Road Safety) reflect the sustainable development principles of the NPPF in considering new housing development and are considered relevant to this proposal.
50. Policy CS17 requires all new development to be located where there will be no detrimental impact on the operation of the strategic network with Policy CS19 commenting that any new development should not have a detrimental impact on road safety. Policy CS18 sets out that new development should incorporate measures aimed at improving the choice of transport options.
51. Objection comments have been received that the proposal will result in an increase in traffic, pedestrian/child safety, potential accidents from creation of a blind spot on the corner location and potential issues with a new driveway being located opposite an existing driveway.
52. The detached garage which was located on the application site has been demolished and a new driveway has been installed to the front of 20 Fountains Drive with both developments having been completed under the permitted development regulations.
53. The proposal will relocate the original position of the driveway off Sledmere Drive further east towards the driveway for 22 Sledmere Drive and further away from the junction with Fountains Drive and Sledmere Drive. The relocation of the proposed driveway and the parking provision provided is considered in highway terms to be acceptable.
54. The objection comments regarding the impact of the installation of a driveway opposite an existing driveway are noted, however, this is a common occurrence within the area in terms of the location of driveway accesses.
55. In terms of potential blind spots, the application site is located outside of the public highway and is not within the ownership of the Local Authority. With the land being outside of the control of the Local Authority the sightlines for vehicles at this junction cannot include this area of land. However, the sightlines which are achievable, within the public highway, are in accordance with national guidance and as such the construction of the dwelling will not have a detrimental impact on visibility or highway safety.
56. The parking provision provided for the proposed dwelling is considered to be acceptable and there are no highway objections, subject to a condition that prior to occupation of the new dwelling the parking provision for both properties is completed.

Nutrient Neutrality

57. Nutrient neutrality relates to the impact of new development on the Teesmouth and Cleveland Coast Special Protection Area (and Ramsar Site) (SPA) which Natural England now consider to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the SPA. It is understood that this has arisen from developments and operations which discharge or result in nitrogen into the catchment of the River Tees. Whilst it is understood that this will include farming activities and discharge from sewage treatment works, it also relates to waste water from development. New development therefore has the ability to exacerbate / add to this impact. Natural England has advised that only development featuring overnight stays (houses, student accommodation, hotels etc) should be deemed to be in scope for considering this impact although this is generic advice and Natural England have since advised that other development where there is notable new daytime use such as a new motorway service area or similar could also be deemed to have an impact which may require mitigating. As with all planning applications, each has to be considered on its own merits. Furthermore, it is recognised as being particularly difficult if not impossible to accurately define a precise impact from development in relation to nutrient neutrality given the scale of other influences. Notwithstanding this, the LPA need to determine applications whilst taking into account all relevant material planning considerations.
58. The Local Planning Authority must consider the nutrient impacts of any development within the SPA catchment area which is considered to be 'in-scope development' and whether any impacts may have an adverse effect on its integrity that requires mitigation. If mitigation is required it will be necessary to secure it as part of the application decision unless there is a clear justification on material planning grounds to do otherwise.
59. In-scope development includes new homes, student accommodation, care homes, tourism attractions and tourist accommodation, as well as permitted development (which gives rise to new overnight accommodation). This is not an exhaustive list. It also includes agriculture and industrial development that has the potential to release additional nitrogen and / or phosphorous into the system. Other types of business or commercial development, not involving overnight accommodation, will generally not be in-scope unless they have other (non-sewerage) water quality implications
60. Following the completion of a Habitat Regulation Assessment this development is considered to be in scope and has been put through the Teesmouth Nutrient Budget Calculator and the details were sent to the agent to advise them of the total annual nitrogen load the development must mitigate against.
61. The initial comments received from Natural England in July 2024 required additional information regarding mitigation for the proposal. Since these comments were provided the applicant has recently obtained the required number of mitigation credits provisionally from Natural England.
62. Following completion of a revised Habitat Regulation Assessment it is considered the proposal has achieved the required nutrient neutrality mitigation and can be recommend for approval, subject to there being no objections received from Natural England to the latest ongoing Habitat Regulation Assessment consultation.

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63. Objection comments have set out that there is a covenant on the site to preserve the overall outlook/aspect of the area. Any covenants on the property are legal obligations for the owner of the property and are not a material planning consideration which can be assessed as part of the application.
64. Objection comments have been received that the proposal will set a precedent for development on corner plots within the estate and the loss of open space area. Each application is considered on its own planning merits and the approval of this scheme would not set a precedent for future developments.
65. Objection comments have been received regarding the current state of the site. The state of the site is the subject of an enforcement case. However, whilst there is a planning application being considered any enforcement action is placed on hold until the planning application is determined.
66. Comments have been received that the planning department are considering a further application which is again upsetting for residents. Whilst these comments are noted, the Local Planning Authority has a statutory duty to consider planning applications which are submitted and to notify residents on any submissions.
67. Objection comments relating to the proposal being for financial reasons is not a material planning consideration which can be considered.

Conclusion

68. The revisions provided to the design and scale of the proposed dwelling following the previous application which was dismissed at appeal are considered to have addressed each of the points raised by the Inspector within the appeal decision. The site layout, scale and design of the proposed dwelling is considered to fit in with the existing character and appearance of the area and will result in no significant impacts on in terms of residential amenity or highways.
69. The only outstanding matter relative to this proposal is for the response of Natural England in relation to the consultation exercise and the recommendation is therefore to approve subject to the positive agreement from Natural England that adequate mitigation regarding nutrient neutrality has been achieved.

RECOMMENDATIONS AND CONDITIONS

Minded to Approve with conditions subject to Nutrient Neutrality Certificate compliance

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

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the plans and specifications detailed below and shall relate to no other plans:

- a) Location Plan drawing 2413/01 dated 4th July 2024
- b) Existing site plan drawing 2413/02 dated 4th July 2024
- c) Proposed site plan drawing 2413/03 'E' dated 31st July 2024
- d) Proposed floor plans and elevation drawing 2413/04 'D' dated 4th July 2024

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

3. Materials - Samples

Prior to the construction of the external elevations of the building(s) hereby approved samples of the external finishing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented 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. PD Rights Removed Extensions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no building hereby approved shall be extended or materially altered in external appearance in any way, including any additions or alterations to the roof, without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based, to protect the visual amenity of the area and in the interests of resident's amenity having regard for policies CS4, CS5, DC1 and section 12 of the NPPF.

5. PD Rights Removed Alterations to Means of Enclosure

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure hereby approved shall be removed or materially altered in external appearance in any way without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based, to protect the visual amenity of the area and in the interests of resident's amenity having regard for policies CS4, CS5, DC1 and section 12 of the NPPF.

6. Car Parking Laid Out

No part of the development hereby approved shall be occupied until the areas shown on the approved plans for parking has been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

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Reason; To ensure a satisfactory form of development and in the interests of highway safety having regard for policies CS5 and DC1 of the Local Plan and sections 9 and 12 of the NPPF.

7. 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.

8. Nutrient Mitigation Scheme – Credits or suitable alternative

Prior to the commencement of development hereby approved a copy of the signed Final Credit Certificate from Natural England, must be submitted to and approved in writing by the Local Planning Authority. If the final credit certificate cannot be obtained for any reason full details and specifications of an alternative Nutrient Neutrality Mitigation Scheme, including any long-term maintenance and monitoring details must be submitted to and approved in writing by the Local Planning Authority (in consultation with Natural England) prior to any commencement of works on site. Thereafter the development shall be carried out in accordance with the approved Nutrient Neutrality Mitigation Scheme.

Reason: To ensure the appropriate mitigation of nutrients to protect the Teesmouth and Cleveland Coast Special Protection Area in accordance with the requirements of Regulation 63 of the Habitats Regulations

Reason for approval

This application is satisfactory in that the design of the proposal dwelling 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 dwelling accords with the local policy requirements (Policies DC1 and CS5 of the Council's Local Development Framework).

In particular the dwelling is designed to that it's appearance is complimentary to the existing properties and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The dwelling will not prejudice the appearance of the area and does not significantly affect any landscaping and there are considered to be no highway safety issues.

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.

INFORMATIVES

- Discharge of Condition Fee
Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2018, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website
<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>. Please be aware that where there is more than one condition multiple fees will be required if you apply to discharge them separately.
- Building Regulations
Compliance with Building Regulations will be required. Before commencing works it is recommended that discussions take place with the Building Control section of this Council. You can contact Building Control on 01642 729375 or by email at buildingcontrol@middlesbrough.gov.uk.

Where a building regulations approval is obtained which differs from your planning permission, you should discuss this matter with the Local Planning Authority to determine if the changes require further consent under planning legislation.
- Statutory Undertakers
The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/ diversion work that may be required. The applicant is advised to contact all the utilities prior to works commencing.
- Contact Northern Gas
The applicant must contact Northern Gas Networks directly to discuss requirements in detail. There may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. We are advised that should diversionary works be required these will be fully chargeable.
- Name and Numbering
Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Councils Naming and Numbering representative on 01642 728155.
- 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

Item No:

and measures that may be required so as to mitigate the effect of the obstruction to the general public.

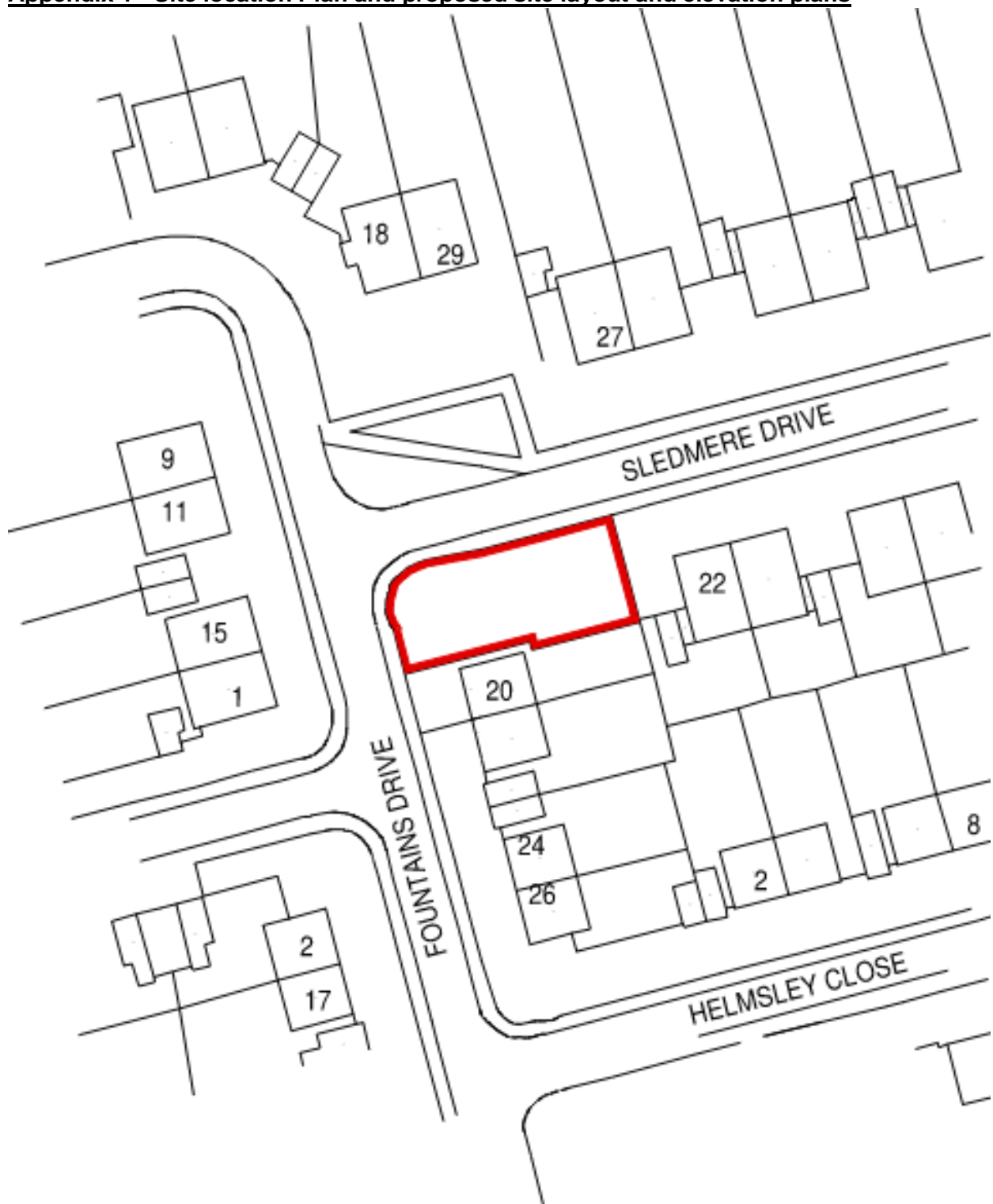
- Dropped Kerb - S184

The permission hereby granted should not be construed as authority to work within the public highway. Highways consent is required for the creation/alteration of a dropped vehicle crossing under Section 184 of the 1980 Highways Act. Such works will need to be carried out at the applicant's expense by Middlesbrough Council approved contractors. The applicant is advised that prior to the commencement of works on site they should contact the Highway Authority (01642 728156).

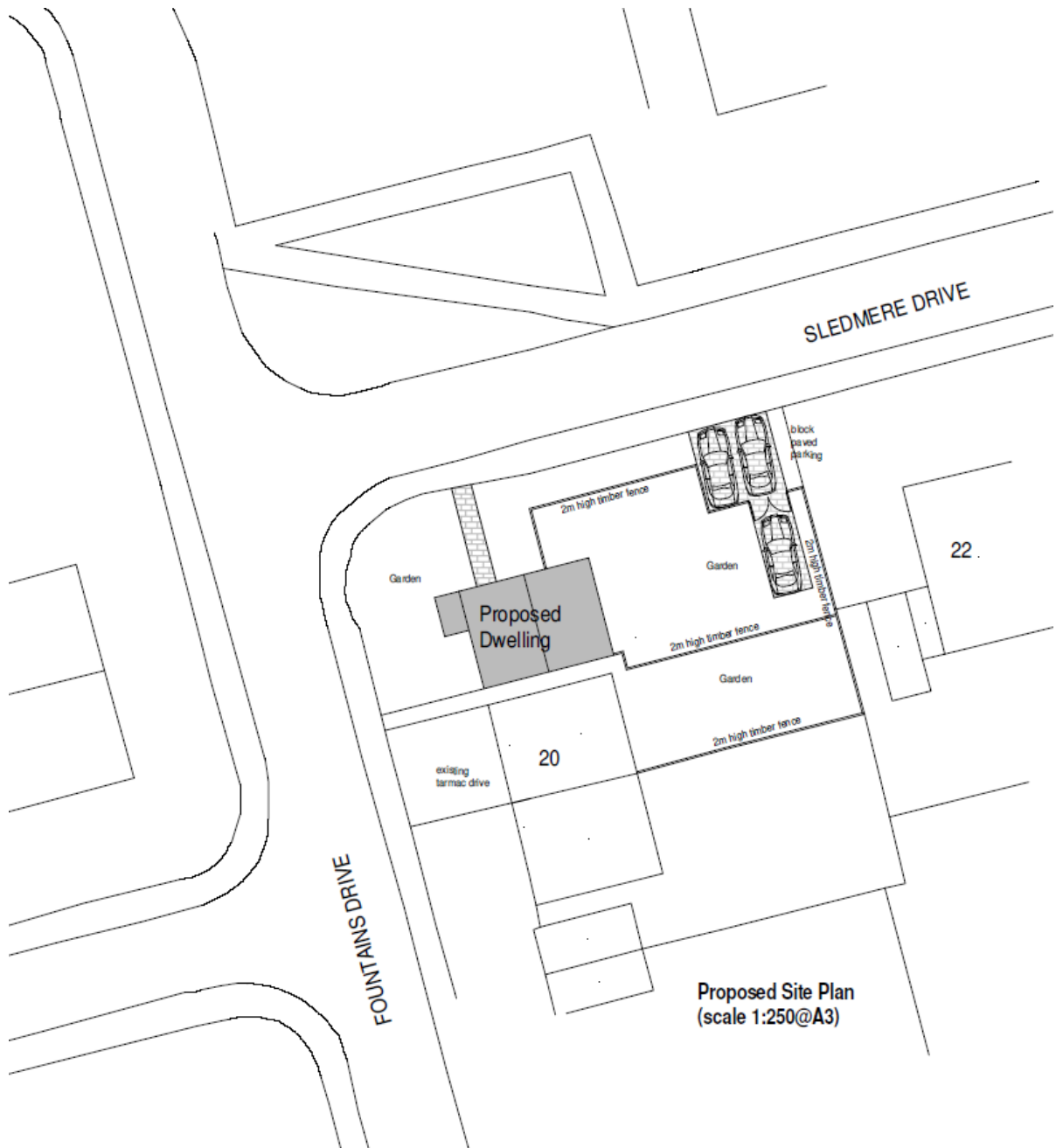
Case Officer: Debbie Moody

Committee Date: 10th October 2024

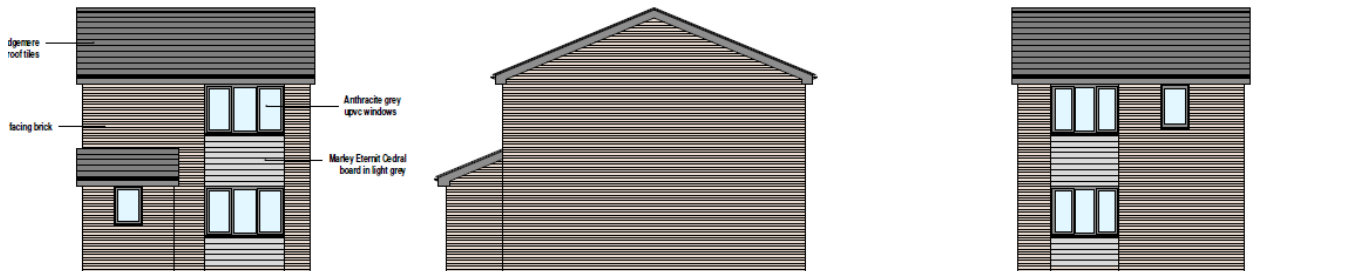
Appendix 1 - Site location Plan and proposed site layout and elevation plans



Appendix 1- Current application proposed site layout plan



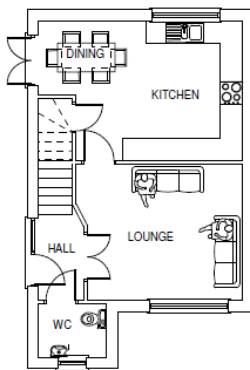
Appendix 1 – Current application proposed elevation plans



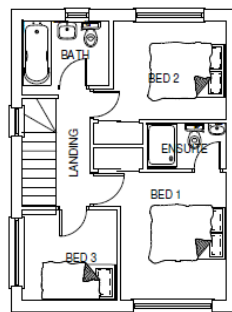
Proposed S.W. Elevation
(scale 1:100@A3)

Proposed S.E. Elevation
(scale 1:100@A3)

Proposed N.E. Elevation
(scale 1:100@A3)



Proposed Ground Floor Plan
(scale 1:100@A3)



Proposed Ground Floor Plan
(scale 1:100@A3)



Proposed N.W. Elevation
(scale 1:100@A3)

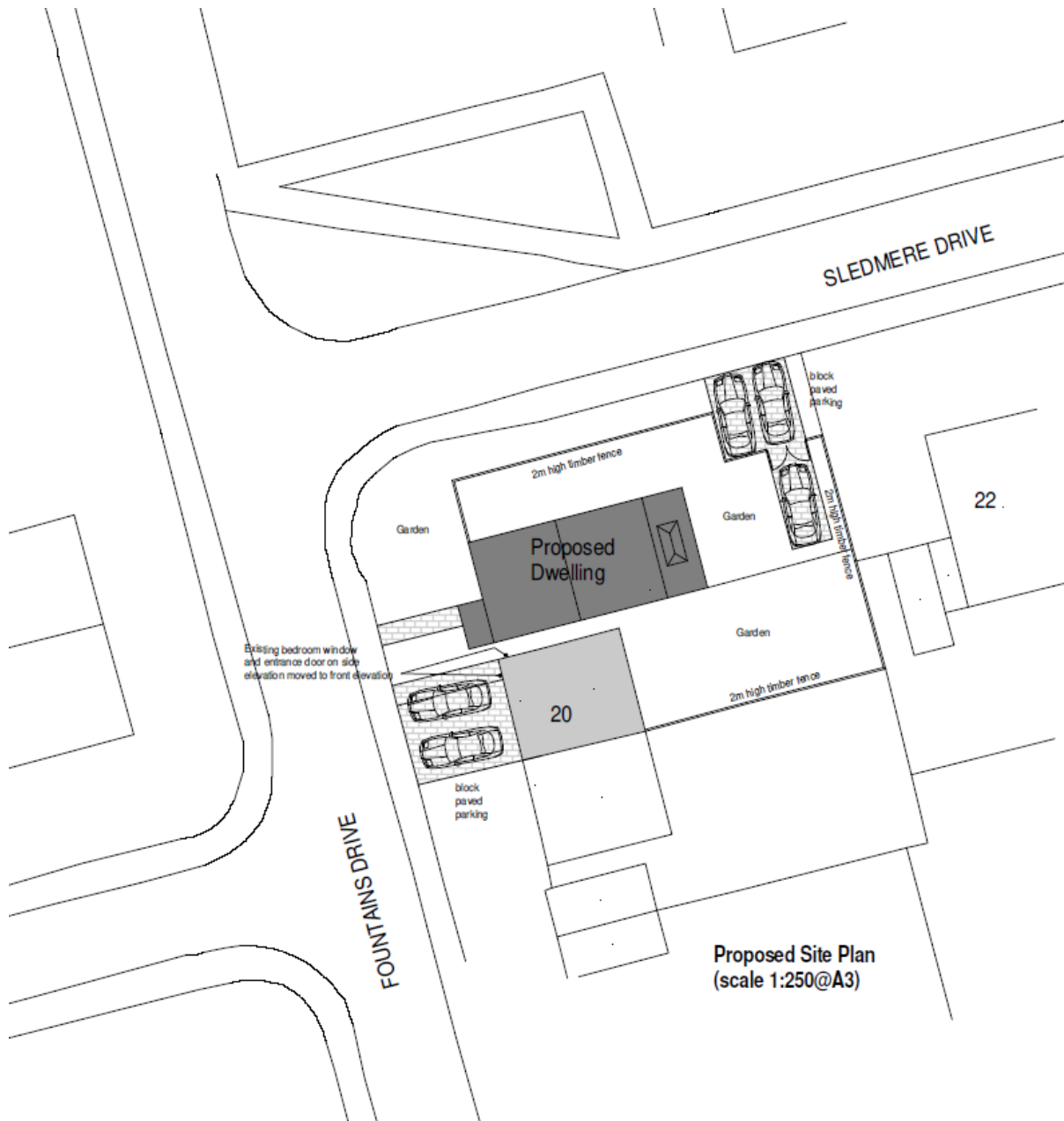
REV D: NEW SUBMISSION 02-07-24
REV C: REVISED TO SUIT APPEAL 08-04-22 INSPECTORS COMMENTS
REV B: ROOF GEOMETRY REVISED 15-07-21 TO SUIT LPA COMMENTS

Sean McLean
Map House, 22 Portrack Grange Rd, Stock
Tel : 077 11127641 E-mail smdlesi@bt.com

PROPOSED DEVELOPMENT
20 FOUNTAINS DRIVE,
FOR MR. J JOHNSTON

PROPOSED FLOOR PLANS & ELEVATIONS

Appendix 2 - Previous refused and dismissed at appeal site layout plan (21/0290/FUL)



Appendix 2 - Previously refused and dismissed at appeal elevation drawings (21/0290/FUL)



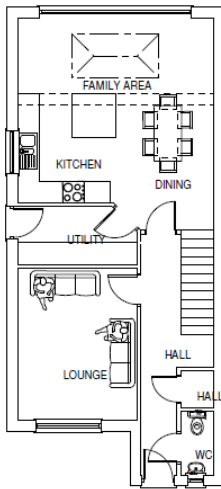
Proposed S.W. Elevation
(scale 1:100@A3)



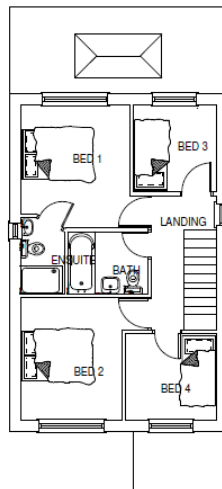
Proposed S.E. Elevation
(scale 1:100@A3)



Proposed N.E. Elevation
(scale 1:100@A3)



Proposed Ground Floor Plan
(scale 1:100@A3)



Proposed Ground Floor Plan
(scale 1:100@A3)



Proposed N.W. Elevation
(scale 1:100@A3)

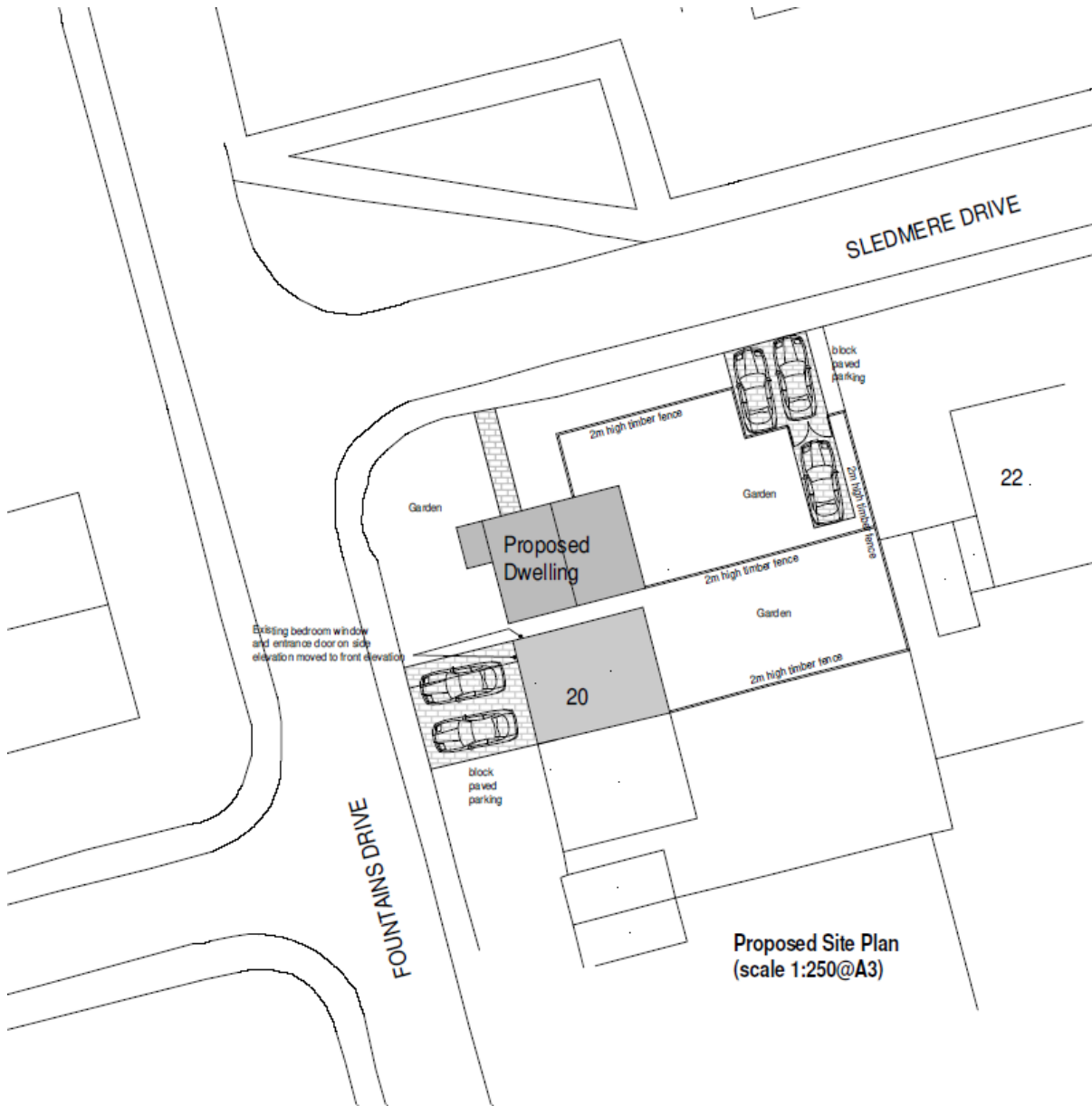
REV 0 ROOF GEOMETRY REVISED 15-07-21
TO SUIT LPA COMMENTS
REV A DEPTH OF FINISH INC DEFINED BY 1:1m 06-07-21

Sean McLean Design
Map House, 22 Penrith Grange Rd, Stockton-on-Tees, T
Tel: 077 1127641 E-mail: smdesign@seanmc.co.uk

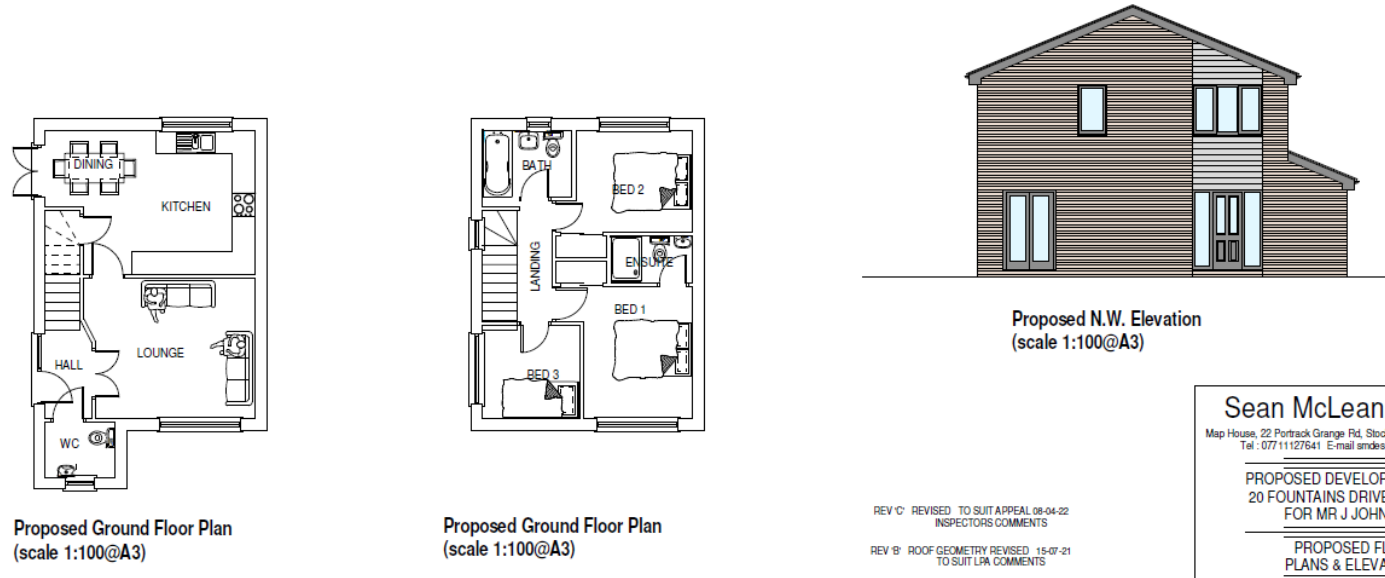
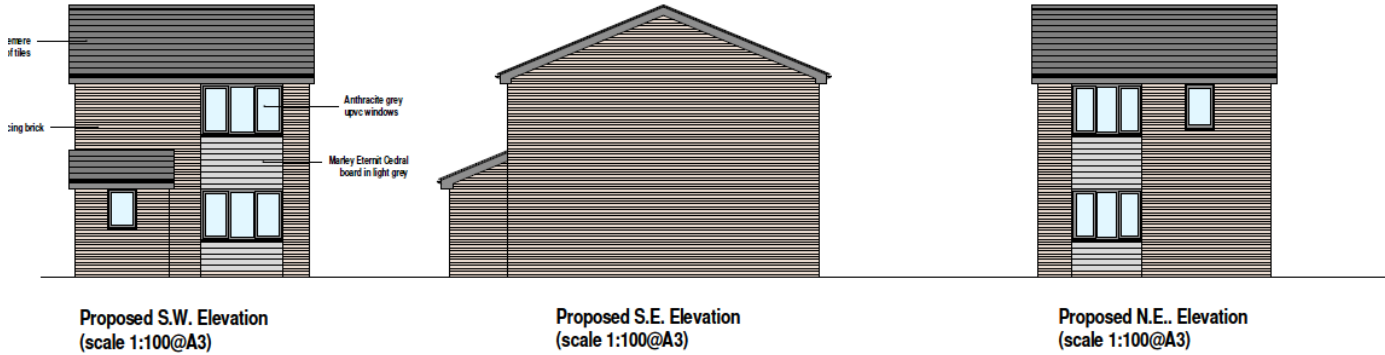
PROPOSED DEVELOPMENTS A1
20 FOUNTAINS DRIVE, ACKLAM
FOR MR J JOHNSON

PROPOSED FLOOR
PLANS & ELEVATIONS

Appendix 3 – Refused application 22/0259/FUL proposed site layout - (refused due to Nutrient Neutrality mitigation not being provided).



Appendix 3 – Refused application 22/0259/FUL proposed elevations - (refused due to Nutrient Neutrality mitigation not being provided).



REV C: REVISED TO SUIT APPEAL 09-04-22
INSPECTORS COMMENTS
REV B: ROOF GEOMETRY REVISED 15-07-21
TO SUIT LPA COMMENTS

Sean McLean
Map House, 22 Potrack Grange Rd, Stock
Tel : 07711127641 E-mail smclesi
PROPOSED DEVELOPMENT
20 FOUNTAINS DRIVE
FOR MR J JOHN:
PROPOSED FLOOR
PLANS & ELEVATIONS

Appendix 4 - Dismissed Appeal Decision for application 21/0290/FUL



The Planning Inspectorate

Appeal Decision

Site visit made on 5 January 2022

by **J Hunter BA(Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28th January 2022

Appeal Ref: APP/W0734/W/21/3284713

20 Fountains Drive, Acklam, Middlesbrough TS5 7LJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ruby Housing against the decision of Middlesbrough Borough Council.
 - The application Ref 21/0290/FUL, dated 9 April 2021, was refused by notice dated 14 September 2021.
 - The development proposed is construction of detached dwelling.
-

Decision

1. The appeal is dismissed.

Applications for costs

2. An application for a full award of costs was made by Ruby Housing against Middlesbrough Borough Council. This application is the subject of a separate decision.

Main Issues

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The appeal site is an area of garden land at the side of an existing two storey dwelling on a prominent corner plot. The site is within an established residential estate characterised by single and two-storey properties that are relatively uniform in character due to the limited palette of materials, fenestration detailing and strong building line. Spacious plots and open front gardens afford the area with an open character.
5. The proposal would see the development of a two-storey detached dwelling to the side of an existing pair of semi-detached houses and occupying a large proportion of the open area of garden to the side of the host dwelling. The property would have similar proportions to that of the neighbouring houses and would be finished in similar materials. However, whilst the new dwelling would fall in line with the established building line at the front, it would have a significantly deeper floorplan which would mean that at the rear, it would project beyond the rear elevations of the neighbouring houses by approximately 5 metres in total, albeit only around 2.5 metres would be two storeys.

<https://www.gov.uk/planning-inspectorate>

Appeal Decision APP/W0734/W/21/3284713

6. The proposed 2 metre high fence would partially screen the single storey rear element of the proposal. However, I consider that by virtue of its, scale, bulk and almost featureless gable wall, the proposed dwelling would appear dominant and incongruous in this prominent corner location. For this reason, it would cause harm to the character and appearance of the surrounding area and would therefore fail to satisfy the requirements of Policy DC1 of the Middlesbrough Local Development Framework, Core Strategy 2008 which amongst other things, requires that proposals take account of the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale.

Other Matters

7. The appellant has provided some details of development proposals that have been approved within the surrounding area, including at the appeal site. Two of the proposals appear to be for dormer bungalows and are therefore not directly comparable to the current proposal. The third proposal was for a two-storey dwelling on the appeal site but with frontage onto Sledmere Drive. I am not certain of the circumstances under which this application was approved or why it was not constructed, nonetheless, I must determine this appeal on its own merits and whilst I have taken into account the planning history of the site, it does not outweigh the harm I have identified in relation to the main issue.

Conclusion

8. There are no material considerations that indicate the application should be determined other than in accordance with the development plan when taken as a whole. Therefore, for the reasons given above I conclude that the appeal should be dismissed.

J Hunter

INSPECTOR

APPLICATION DETAILS

Application No:	24/0307/VAR
Location:	Land at Grey Towers Farm, Nunthorpe, Middlesbrough
Proposal:	Variation of Condition 1 (Approved Plans) on application 20/0028/VAR to include the installation of PV Panels to roof, extraction flue, EV charging points and removal of chimney (part retrospective)
Applicant:	Mitchells and Butlers Leisure Retail Ltd
Agent:	John Wyatt, JW Planning Limited
Ward:	Nunthorpe
Recommendation:	Approve with conditions

SUMMARY

The application site is the new Miller and Carter restaurant/bar located west of the Poole roundabout. Residential properties are located to the north, south and west of the site.

This application seeks to vary the approved plans to gain consent retrospectively for the erection of solar panels on the roof, the removal of a chimney originally located on the side elevation of the approved plans and the erection of a flue. Permission is also sought for electric vehicle charging points in the car park with associated works.

Following a consultation exercise objections were received from two residents, the Parish Council and a Ward Councillor. The objections relate to the appearance of the proposed flue and the impact on residents from odours.

The proposed changes to the approved development do not have a detrimental impact on the design quality of the building or its surrounding car park and landscaped setting. The changes do not result significant harm to the visual amenity of the area or harm the character and appearance of the conservation area. Nor do they result in harm to the amenities of nearby residential properties.

The development is considered to be acceptable, in accordance with the requirements of policies DC1, CS4 and CS5.

SITE AND SURROUNDINGS AND PROPOSED WORKS

Item No:

The site is located to the west of the Poole roundabout in Nunthorpe. To the north and south of the site are existing residential dwellings, and to the west is Grey Towers Farm House. The land to the south and west of the site is within the Nunthorpe Conservation Area.

Permission has been granted for the erection of public house/restaurant and associated external areas, boundary treatment/landscaping and car parking/access. The works on site are now complete and the use has commenced.

This application seeks to vary the approved plans to gain consent retrospectively for the erection of solar panels on the roof, the removal of a chimney originally located on the side elevation of the approved plans and the erection of a flue. Permission is also sought for electric vehicle charging points in the car park with associated works.

PLANNING HISTORY

20/0028/VAR – Variation of condition 2 (Approved Plans) on application 17/0129/VAR to include extension of internal floor area under approved canopy at front, 2no. additional windows on side elevation and reduction of floor area at rear.
Approved with Conditions 16th March 2020

17/0129/VAR

Variation of condition no 2 on previously approved planning application M/FP/0210/14/P including changes to the elevations and layout.
Approve with Conditions 17th July 2017

M/FP/0822/14/P

Deletion of previous condition 11 (opening hours only between 11am to 11pm Monday - Sunday, bank holidays/public holidays) and replacement with 'The use hereby approved shall not be open to customers outside of the hours of 11am to 00:30am Monday to Sunday, bank holidays/public holidays'.

Approve with Conditions 21st October 2014

M/FP/0821/14/P

Deletion of previous condition 10 (deliveries only between 8am to 7pm Mon - Sat, 9.30am to 06.30pm, Sunday and not bank holidays/public holidays) and replacement with 'No deliveries shall be taken or despatched from the premises outside the hours of 8:00am to 7:00pm Monday to Saturday and 10.00am to 6:30pm on Sundays, Bank Holidays or public holidays.'

Approve with Conditions 21st October 2014

M/FP/0210/14/P

Erection of public house/restaurant with ancillary residential use at first floor and associated external areas, boundary treatment/landscaping and car parking/access

Approve with Conditions 27th May 2014

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:

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

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

Following a consultation exercise objections were received from two residents. The comments are summarised below:

- A large stainless steel chimney stack extends above the gutter level of the roof and is visible from the road, pathways and from my house;
- Stainless steel chimney is not in keeping with the building or the surrounding homes;
- Odour issues, extracts odours up to 90% but this could be less depending on age and maintenance;
- The chimney is not shown on the submitted documents;
- I am not allowed to put a satellite dish to the front of my house;
- Drawings state chimney stack omitted. This is misleading;
- Residents weren't consulted; and,
- Details of the vent system and chimney were only added to the plans later, residents should have known about it earlier and before it was erected.

The comments were received from:

- 28 Cotcliffe Way
- 30 Cotcliffe Way

Nunthorpe Parish Council

Nunthorpe Parish Council object to this variation regarding Chimney removal as can see no reference or diagram indicating a chimney on original and variation applications, that is now proposed to remove. The only reference to the chimney is in the application variation title itself.

On visiting the site, a stainless steel chimney/vent is in place, visible to some of the properties on Cotcliffe Way, opposite.

Although looking at the floor plans this appears to be in the area of the kitchen. The vent is not in keeping with the overall design of the premises and impacts on neighbouring properties.

Ward Councillor Morgan McClintock

I wish to register an objection to planning application 24/0307/VAR – Land at Grey Towers Farm, Nunthorpe.

My concern is that I can find no mention of a steel vent, which has already appeared on the Miller and Carter building, in the documentation or the elevations attached to this application.

This is very disappointing because the vent looks totally out of place in an otherwise acceptable construction. This has been brought to my attention by some residents who object to having to look at this vent. They are also concerned whether they can be assured that its purpose will adequately deal with odours if the ventilation system is not precisely identified in the plans - as implied by the absence of the vent from the published elevations.

On a related point, I am surprised by the eccentric list of neighbours consulted about the application. Whereas some of those who directly face the building have been omitted, households which are nowhere near the site have been included. I would be grateful for additional circulation to all residents facing the new building.

PLANNING CONSIDERATION AND ASSESSMENT

1. During the application process revised details were received which included the proposed flue, the revised details were supported by additional information relating to the extraction system. As a result of the additional information the description was amended and further consultations sent out (including consultations to residents who were not originally consulted). The revised details are the subject of this report.

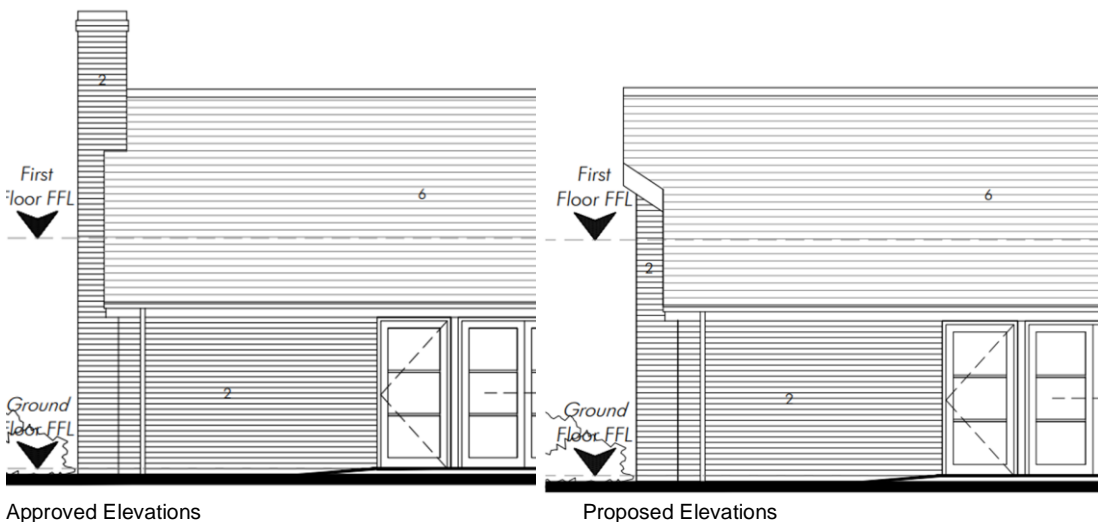
Design and Appearance

Solar Panels

2. The solar panels have been erected on a number of roof slopes primarily to the rear and sides of the building. The panels that are located on the flat roof are not visible due to the design of the roof as it sits below adjacent roof slopes. The solar panels are almost flush with the roof slopes. Whilst the solar panels are visible on the roof slopes, those that sit on slopes that have black tiles are not as visible as those that sit on slopes with red tiles.
3. The solar panels are not considered to be dominating in their appearance and blend in well with the design of the building which consists of red and black tiles, red bricks, black cladding, some cream render, black fenestration and black fence panelling between red pillars. The black solar panels sitting on red tiles, whilst more visible, are consistent with the red and black character of the building.

Removal of Chimney

4. Some comments relate to the fact that the application seeks consent for the removal of a chimney, with some comments stating there was no chimney on the approved plans. The approved development included a chimney on the east elevation. The images below clearly show the chimney that was approved and the images of the building as it has been built without the chimney stack.



5. The loss of the chimney is not considered to result in a significant change to the appearance of the building and does not result in any notable reduction in the design quality of the development.

Flue

6. The original consent in 2014 included details of the design intent for the ventilation system which set out the principles for the ventilation system including a flue projecting 1m above the roof line which complied with relevant DEFRA guidelines and risk assessments for odour. The information submitted was considered to be acceptable for the development when assessed in relation to the proposed use and the separation distances to residential properties. The statement of design for the kitchen ventilation system has been available to view online since the submission of the original application in 2014 and has been detailed on all decision notices for applications on this site.
7. The current application has provided final details of the extraction system and the flue. The flue projects approximately 1.75m above the ridge line of the roof it protrudes from and 0.55m above the eaves line of the of the roof on the two-storey

Item No:

part of the building which it is positioned immediately adjacent to. The flue sits 3.4m lower than the ridge line of the two-storey element of the building.

8. As a result of its position immediately adjacent to the two-storey element of the building, and the varying roof heights and styles of the building. The flue is seen amongst the various roof heights, against the backdrop of the building and roof slopes, and against the backdrop of the large trees located to the rear of the site. The flue has been painted black which enables it to blend in with the roof and trees significantly reducing its visibility when viewed around the building particularly when viewed from Cotcliffe Way. As a result of its position and colour the flue is not considered to be a dominating feature and does not detract from the high quality appearance of the building.

Electric Vehicle Charging Points

9. The two EV charging points are typical in design being approximately 2m high by 0.76 wide and a depth of 0.33m with a light grey finish, central control panel and a hoses located on either side of the unit. The EV charging points allow for two electric vehicles to be charged from each unit. The units are located in the car park set towards the rear of the car park along the southwest boundary against the backdrop of the high hedge and trees which separate the side from the bridleway.
10. The application site is on a higher ground level to the highway which provides access from the Poole Roundabout along Cotcliffe Way. The combination of the higher ground level and the position of the EV units at the rear of the site means that the units are not overly visible when travelling along Cotcliffe Way.

Conservation Area

11. The conservation area is located to the rear of the site running along the bridleway and encompasses Grey Towers Farm. The impact of the building on the character and appearance of the conservation area was assessed in detail as part of the original applications at the site. The proposed changes are not considered to significantly alter the appearance of the building or the design quality. They are generally located on the building and do not alter the landscaped setting around the building which provides a buffer to the conservation area. As a result they are not considered to result in a negative impact on the conservation area.

Design and Appearance Conclusion

12. For the reasons set out above it is the planning view that the proposed solar panels, flue, EV units and removal of the chimney previously approved, will not have a detrimental impact on the design and appearance of the development. They will not detract from the quality of the development or the visual amenity of area or the character and appearance of the conservation area. The development is considered to be in accordance with the requirements of policies CS4 and CS5.

Amenity

13. Objections have been received from residents in relation to possible odours from the flue. As stated above the original consent considered in principle the details of the design intent for the ventilation system which complied with relevant DEFRA guidelines and risk assessments for odours. This application has provided final details of the extraction system and the flue which are in line with the principles previously approved and relevant guidance.

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14. The closest residential properties to the flue are located approximately 70m away. The objections were received from properties approximately 80m away. The extraction system, together with the significant separation distances to dwellings will reduce impact on the amenities of residents as a result of odours from the venue.
15. It is noted that residents have commented on the possibility that odours would increase if the extraction system is not maintained. This matter is controlled by Environmental Health through other legislation outside planning control. If this application is approved an informative would be placed on the permission to advise the applicant to maintain the extraction system in line with manufacturers guidelines.
16. The proposed development is considered to be in accordance with the requirements of policy DC1 in this regard.

Other Matters

17. During the application process comments received raise the issue that a number of residents on Cotcliffe Way had not been consulted. This was due to an issue with the IT system which has now been rectified. A further consultation was carried out giving all residents 3 weeks to comment in line with statutory requirements.
18. Details of the flue were added to the application following comments raised by residents which referred to its erection on site. While it is regrettable that the applicant carried out the works on site before applying for permission, and it is appreciated that this can be frustrating for residents. Planning legislation does allow for applicants to seek consent retrospectively. This application seeks retrospective consent for the flue, the removal of the chimney stack and for the solar panels that have been erected. No comments have been received from residents in objection to the solar panels being erected without consent. The fact that the application seeks consent for works that are in part retrospective is not a reason to refuse the application.

Conclusion

19. The proposed changes to the approved development do not have a detrimental impact on the design quality of the building or its surrounding car park and landscaped setting. The changes do not result significant harm to the visual amenity of the area or harm the character and appearance of the conservation area. Nor do they result in harm to the amenities of nearby residential properties.
20. The development is considered to be acceptable, in accordance with the requirements of policies DC1, CS4 and CS5.

RECOMMENDATIONS AND CONDITIONS

1. 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 – Planning, drawing no. 912 505;
 - b) Planning Drawing Proposed Site Plan, drawing no. MAB15 AP01 rev. H;

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- c) Planning Drawing Proposed Elevations, drawing no. MAB15 AP05 rev. B;
- d) Planning Drawing Proposed Elevations, drawing no. MAB15 AP06 rev. B;
- e) Planning Drawing Proposed Ground and First Floor Plans, drawing no. MAB15 AP02 rev. C;
- f) Planning Drawing Proposed Roof Plan, drawing no. MAB15 AP03 rev. C;
- g) Kitchen Extract, UV-0 Range, 500/1000, received 12th September 2024;
- h) ValkPVplanner Project Report, reference no. MAB-Nunthorpe dated 05-02-2024;
- i) GSE In-roof System Battening Plans for Landscape and Portrait Frames V3.0, received 20th August 2024;
- j) Generic Design VR13 Earthing Arrangement (200A Supply), drawing no. ULF-0001 Sheet 1 V1 rev. P3;
- k) Ingeteam Rapid 60 Installation and Operation Manual, reference no. 300000772 10/2023;
- l) Service/Delivery Noise Impact Assessment, report no. P17-239-R01v1;
- m) Landscape Maintenance Requirements, reference no. C01, rev. 1 dated 29-09-23;
- n) Proposed Landscape Plans – New Build, drawing no. Nunth rev. D;
- o) External Lighting – Layout, drawing no. P186-1041-B; and,
- p) Schedule of Proposed Materials, reference no. MAB15.

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

2. Fixed Plant and Machinery

Before any fixed plant and machinery, including refrigeration and air conditioning equipment, is used on the premises it shall be installed and maintained so as to minimise the transmission of airborne and structure-borne sound in accordance with the Noise Impact Assessment Report No. 22121.01v1, dated January 2014.

Reason: To ensure a satisfactory form of development

3. Deliveries

No deliveries shall be taken or despatched from the premises outside the hours of 8:00am to 7:00pm Monday to Saturday, 9:30am to 6:30pm Sundays nor at any time on Bank holidays or Public Holidays

Reason: In the interests of the amenity of the area.

4. Opening Hours

The use hereby approved shall not be open to customers outside the hours of 11:00am to 00:30am Monday to Sunday, Bank Holidays and Public Holidays

Reason: In the interests of the amenity of the area.

5. Replacement Tree Planting

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Item No:

Reason: In the interests of the general amenities of the area.

6. Hedges or Hedgerows

All hedges or hedgerows on the site unless indicated as being removed shall be retained and protected on land within each phase in accordance with details submitted to and approved in writing by the local planning authority for the duration of works on land within each phase unless otherwise agreeing in writing by the local planning authority. In the event that hedges or hedgerows become damaged or otherwise defective during such period the local planning authority shall be notified in writing as soon as reasonably practicable. Within one month a scheme of remedial action, including timetable for implementation shall be submitted to the local planning authority. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure avoidance of damage to existing hedgerows and natural features during the construction phase, to enable the development to integrate into the landscape.

7. Noise Assessment

The development shall be carried out in full accordance with the details and specifications within the Servicing/Delivery Noise Impact Assessment report No. P17-239-R01v1 May 2017 including the erection of the acoustic fence to the rear yard which shall be constructed and maintained on site.

Reason: To ensure a satisfactory form of development and in the interests of the amenities of residents.

Reason for Approval

This application is satisfactory in that the variations to the design of the building and associated works (including the removal of a chimney stack, erection of solar panels, a flue and electric vehicle charging points) 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 paragraphs 186-187 of the NPPF. In addition the public house accords with the local policy requirements (Policies DC1, CS4, and CS5 of the Council's Local Development Framework).

In particular the variations and associated works are designed so that their appearance is complementary to the surrounding residential area and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The variations and associated works will be consistent with the rural setting and will not prejudice the appearance of the area. The variations and associated works do not significantly affect any landscaping nor prevent adequate and safe access to the residential area.

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.

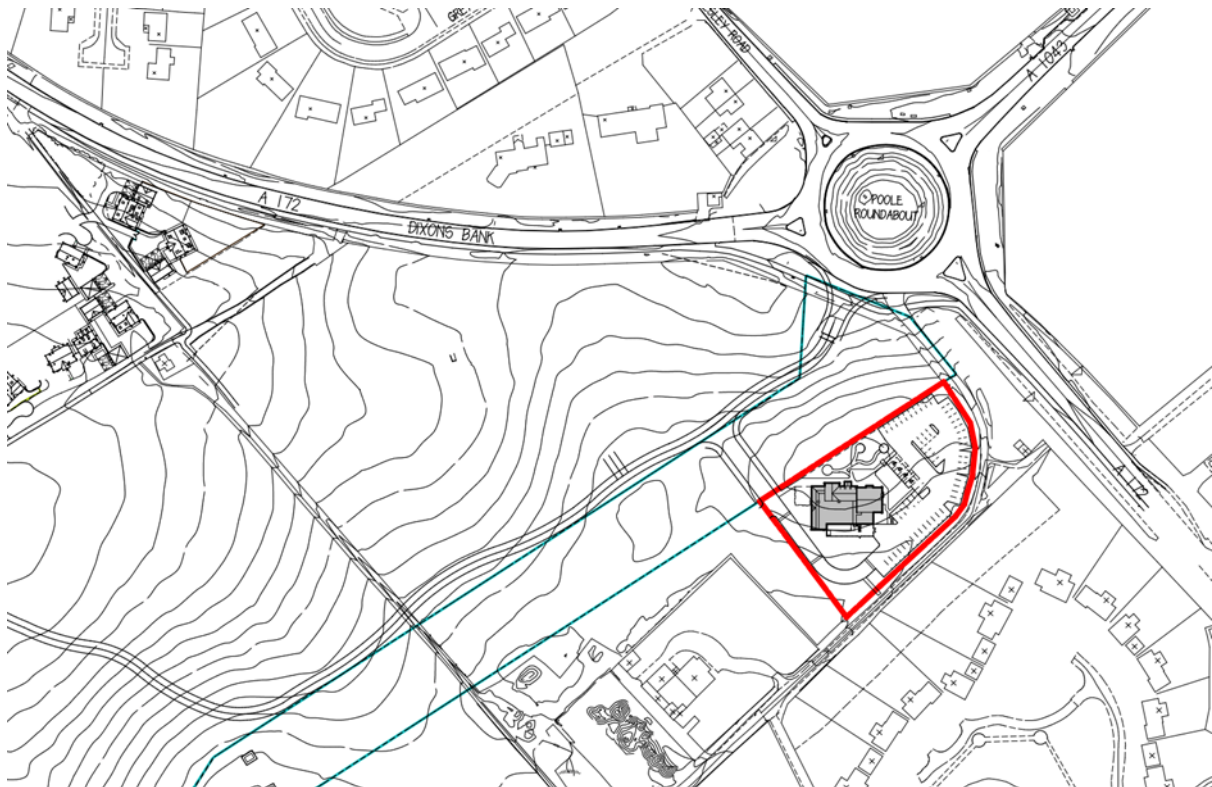
INFORMATIVES

- The extraction system, including the flue, should be maintained in accordance with the manufacturers guidelines.

Case Officer: Shelly Pearman

Committee Date: 10th October 2024

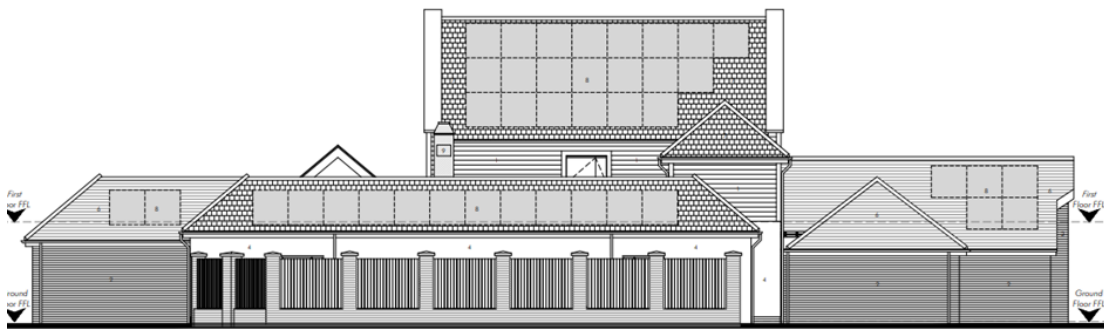
Location Plan



Elevations



PROPOSED FRONT (NORTH) ELEVATION



PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED FRONT (EAST) ELEVATION

0 5
SCALE IN METRES



PROPOSED FRONT (WEST) ELEVATION

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Agenda Item 6

Planning Ref	Decision Date	Decision
23/0621/FUL Company / Surname Proposal Address	27-Aug-2024 WOODHOUSE PROPOSED DWELLING AND DETACHED GARAGE - ASSISTED LIVING HOME FOR SON, NURSES AND The Orchard, Broad Close, Middlesbrough, TS8 9FD	Refused
24/0225/FUL Company / Surname Proposal Address	27-Aug-2024 Bath Properties Ltd Installation of roller shutter door to northern elevation and extension of hards 14A - 14D High Force Road, Middlesbrough, TS2 1RH	Approve with Conditions
24/0267/ADV Company / Surname Proposal Address	27-Aug-2024 Coulby Newham DP Ltd Internally illuminated fascia signs to front and side Unit 2, Hamsterley Way, Coulby Newham, Middlesbrough, TS8 0GD	Approve with Conditions
24/0219/FUL Company / Surname Proposal Address	28-Aug-2024 Joe & Jenna Dunne Proposed single storey part rear and part side living room and garden room exten 46 Earlsdon Avenue	Approve with Conditions
24/0240/COU Company / Surname Proposal Address	28-Aug-2024 Price Right Properties LTD Change of use and sub division office (B1) to 3 units consisting of restaurant/c Unit A, Parkway Centre,, Dalby Way, Middlesbrough, TS8 0TJ	Approve with Conditions
24/0310/DIS Company / Surname Proposal Address	29-Aug-2024 Thirteen Housing Group Residential development comprising 105 dwellings with associated works and acces Former Milford House, Portland House, Northfleet Avenue & Jupiter Court, Admirals Avenue, Middlesbrough	Part Discharge Conditions
23/0533/AMD Company / Surname Proposal Address	30-Aug-2024 Shaw Property Developments Ltd Nunthorpe Hall Farm, Hall Farm, Old Stokesley Road, Middlesbrough, Middlesbrough, TS7 0NP	Part Discharge Conditions
23/0535/DIS Company / Surname Proposal Address	30-Aug-2024 Shaw Property Developments Ltd Conversion of the existing traditional farm house and buildings to form 7 dwelli Nunthorpe Hall Farm, Hall Farm, Old Stokesley Road, Middlesbrough, Middlesbrough, TS7 0NP	Part Discharge Conditions
24/0192/FUL Company / Surname Proposal Address	30-Aug-2024 Mousa Proposed construction of 1no detached dwelling within the curtilage of 63 The Gr 63, The Grove, Middlesbrough, TS7 8AL	Refused
24/0263/FUL Company / Surname Proposal Address	30-Aug-2024 Shukat Ullah Single storey extensions to rear and dormer window extension to side 50, Reeth Road, Middlesbrough, TS5 5JX	Refused
24/0265/FUL Company / Surname Proposal Address	30-Aug-2024 Jonathan French Double and single storey extensions at rear 27 , Hampstead Way, Middlesbrough, Middlesbrough, TS5 8FD	Approve with Conditions
24/0237/FUL Company / Surname Proposal Address	02-Sep-2024 Mr & Mrs Parkes Single storey extension at rear 10, Worsley Crescent, Middlesbrough, TS7 8LT	Approve with Conditions
24/0245/FUL Company / Surname Proposal Address	02-Sep-2024 Judith Daley Demolition of existing single storey detached garage & store Erection of a singl 1, Melbourne Close, Middlesbrough, TS7 8NL	Approve with Conditions
24/0264/FUL Company / Surname Proposal Address	02-Sep-2024 G RUTTER Single storey extension to rear 21 , Chesterfield Drive, Middlesbrough, Middlesbrough, TS8 9ZE	Approve with Conditions
24/0289/DIS Company / Surname Proposal Address	02-Sep-2024 Jennifer Duncan Erection of single storey Secondary School building (class F1) with associated w Discovery Special Academy, Sandy Flatts Lane, Middlesbrough, Middlesbrough, TS5 7YN	Full Discharge Conditions

24/0236/FUL	03-Sep-2024	Approve with Conditions
Company / Surname	Mrs Laura Stuart	
Proposal	Erection of two storey extension	
Address	39, Merrington Avenue, Middlesbrough, TS5 8RH	
22/0288/FUL	04-Sep-2024	Approve with Conditions
Company / Surname	Iqbal Singh	
Proposal	The erection of a single/two storey extension to the rear to form a residential	
Address	119A, Guisborough Road, Middlesbrough, TS7 0JD	
24/0298/PNO	04-Sep-2024	Prior Notification Not Required/No Obj
Company / Surname	Solar Options For Schools	
Proposal	Solar Panels	
Address	Breckon Hill Primary School, Breckon Hill Road, Middlesbrough, TS4 2DS	
24/0341/DIS	04-Sep-2024	File Closed
Company / Surname	Middlesbrough Council	
Proposal	Discharge of Conditions of 24/0205/FUL (No 3 Noise Impact Assessment)	
Address	Berwick Hills Primary School, Westerdale Road, Middlesbrough, TS3 7QH	
24/0248/FUL	05-Sep-2024	Approve with Conditions
Company / Surname	Chris Scott	
Proposal	Side and rear extension to create double garage and kitchen extension. New first	
Address	6, Skiddaw Court, Middlesbrough, TS7 0RD	
24/0234/FUL	06-Sep-2024	Approve with Conditions
Company / Surname	Jonathan Harbron	
Proposal	The removal of existing roof and dormer Lifting of eaves level by 1.2m formation	
Address	90, Gunnergate Lane, Middlesbrough, TS7 8JD	
24/0151/FUL	09-Sep-2024	Approve with Conditions
Company / Surname	Helen Smurthwaite	
Proposal	install canopy above shop window	
Address	Pheonix Barbers, 92 The Avenue, Nunthorpe, Middlesbrough, TS7 0AP	
24/0217/FUL	09-Sep-2024	Approve with Conditions
Company / Surname	ADDRIS	
Proposal	Dormer window extension to side	
Address	123, Roman Road, Middlesbrough, TS5 5QD	
24/0257/FUL	09-Sep-2024	Refused
Company / Surname	Steve Bland	
Proposal	Erection of garage	
Address	71, Farthingale Way, Middlesbrough, TS8 9RW	
24/0315/DIS	09-Sep-2024	Full Discharge Conditions
Company / Surname	MrMirza Hussain	
Proposal	Discharge of condition	
Address	Former Economix, Innes Street, Middlesbrough, TS2 1LP	
24/0250/FUL	10-Sep-2024	Approve with Conditions
Company / Surname	Mrs Patricia Palmer	
Proposal	Single Storey Extension to Rear	
Address	20, Connaught Road, Middlesbrough, TS7 0BP	
24/0278/FUL	11-Sep-2024	Approve with Conditions
Company / Surname	Miss Molly Holmes	
Proposal	Single storey extension to rear	
Address	26, Weymouth Avenue, Middlesbrough, TS8 9AB	
24/0149/FUL	13-Sep-2024	Approve with Conditions
Company / Surname	MOJ	
Proposal	Demolition of two structurally unsound bedrooms and rebuild as existing	
Address	13 The Crescent, Middlesbrough, TS5 6SG	
24/0271/DIS	13-Sep-2024	Approve
Company / Surname	International Community Centre	
Proposal	Discharge of Condition 3 (external finishing materials) on application 22/0330/F	
Address	International Community Centre, 7 Abingdon Road, Middlesbrough, TS1 2DP	
24/0275/FUL	13-Sep-2024	Refused
Company / Surname	Ashleigh Beckley	
Proposal	Two storey extension to side	
Address	133, Low Gill View, Middlesbrough, TS7 8AP	
24/0330/PNH	13-Sep-2024	Prior Notification Not Required/No Obj
Company / Surname	HEPPENSTALL	
Proposal	PROPOSED SINGLE STOREY REAR EXTENSION	

Address 14, Balmoral Road, Middlesbrough, TS3 0ND		
24/0249/FUL	16-Sep-2024	Approve with Conditions
Company / Surname	Ms Helen Dearlove	
Proposal	Single storey extension	
Address	40, Sinderby Lane, Middlesbrough, TS7 0RP	
24/0015/COU	17-Sep-2024	Approve with Conditions
Company / Surname	Mr Faraz Khaliq	
Proposal	Change of use to ground floor office to create 1no. additional living unit for s	
Address	1-3, Albert Terrace, Middlesbrough, TS1 3PA	
24/0353/DIS	23-Sep-2024	Full Discharge Conditions
Company / Surname	Middlesbrough Council	
Proposal	Discharge of conditions 7 (Cycle parking) & 22 (Landscape management plan) on pl	
Address	Tees Amp, Ferrous Rd, Riverside Park Rd, Middlesbrough, TS2 1DJ	
24/0354/DIS	23-Sep-2024	Full Discharge Conditions
Company / Surname	Middlesbrough Council	
Proposal	Discharge of conditions Nos. 7 (Cycle Parking) and 22 (Landscape Management Plan	
Address	Tees Amp, Ferrous Rd, Riverside Park Rd, Middlesbrough, TS2 1DJ	
24/0342/AMD	23-Sep-2024	No Objections
Company / Surname	Middlesbrough Council	
Proposal	Non-material amendment for the removal of conditions Nos 11 (Road Safety Audit),	
Address	Tees Amp Manufacturing Park, Ferrous Road, Middlesbrough	
24/0343/AMD	23-Sep-2024	No Objections
Company / Surname	Middlesbrough Council	
Proposal	Non-material amendment for the removal of conditions Nos. 11 (Road Safety Audit)	
Address	Tees Amp Manufacturing Park, Ferrous Road, Middlesbrough	
24/0255/FUL	24-Sep-2024	Approve with Conditions
Company / Surname	Mr Lesa Mhedi	
Proposal	Single storey extension to rear/side and hardstanding to front.	
Address	129, Cambridge Road, Middlesbrough, TS5 5HF	
24/0303/FUL	24-Sep-2024	Approve with Conditions
Company / Surname	Naveed Ahmed	
Proposal	Single storey extension to side/rear	
Address	24, Lodore Grove, Middlesbrough, TS5 8PB	
24/0302/FUL	25-Sep-2024	Approve with Conditions
Company / Surname	Mr M Simmer	
Proposal	Installation of 2no storage containers	
Address	Tees Valley College, Sotherby Road, Middlesbrough, TS3 8BT	
24/0306/FUL	25-Sep-2024	Approve with Conditions
Company / Surname	Campbell	
Proposal	Conversion of garage to habitable room and installation of bifold doors to rear	
Address	76, Harvington Chase, Middlesbrough, TS8 0TR	
22/0364/FUL	26-Sep-2024	Refused
Company / Surname	Mr Barry Ramsdale	
Proposal	Erection of 28no. use class E(g) B2 & B8 Industrial units with associated landsc	
Address	Former Poulton Allstars Football Academy, Longlands Road, Middlesbrough, TS3 8DR	
24/0241/FUL	26-Sep-2024	Refused
Company / Surname	HUSSAIN	
Proposal	Replacement windows, alterations to boundary treatment and widening of access at	
Address	1, Westwood Avenue, Middlesbrough, TS5 5PY	
24/0173/LBC	27-Sep-2024	Approve with Conditions
Company / Surname	Mark Lindsay	
Proposal	Rising Damp Due to the nature of the sloping site and construction of the buildi	
Address	8, Old Stokesley Road, Middlesbrough, TS7 0NN	
24/0182/COU	27-Sep-2024	Approve with Conditions
Company / Surname	Mr Russell Towers	
Proposal	Change of use of former office and workshop area (E(g)) to drinking establishmen	
Address	16, Whitehouse Street, Middlesbrough, TS5 4BY	
24/0312/DIS	27-Sep-2024	Full Discharge Conditions
Company / Surname	Peter Hall	
Proposal	Discharge of conditions Nos. 4 (Road Traffic Noise Assessment), 5 (Commercial Pr	
Address	The Junction Pub, 2, Union Street, Middlesbrough, TS1 5PC	

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