

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Thursday 13 February 2025.

PRESENT: Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, J McTigue, J Thompson and D Branson

ALSO IN ATTENDANCE: R Lynas and J Ridgeon

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

APOLOGIES FOR ABSENCE: Councillors M McClintock, I Morrish, J Ryles and G Wilson

24/35 **DECLARATIONS OF INTEREST**

| Name of Councillor | Type of Interest | Item/Nature of Interest |
|--------------------|------------------|--|
| Councillor D Coupe | Non-Pecuniary | Agenda Item 4, Item 1 - Penrhyn, Cedar Drive |

24/36 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 7 NOVEMBER 2024**

The minutes of the meeting of the Planning and Development Committee held on 7 November 2024 were submitted and approved as a correct record.

24/37 **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.

24/0031/FUL, Penrhyn, Cedar Drive, Middlesbrough, TS8 9BY, renewal of planning permission for detached dwelling with garage

Members were advised that the application sought permission for the erection of a single storey, three-bedroomed detached dwelling.

The Development Control Manager stated that the application was identical to previously approved applications to construct a single storey, detached dwelling with surfaced driveway and detached triple garage. Vehicular access would be via the unmade private access drive from Cedar Drive

Members heard that the proposal had been assessed against local policy and guidance and was considered to be a high quality development that was in keeping with the surrounding area. Given its design and relationship to surrounding properties it would not have any significant impact on the amenity of nearby residents.

It was advised that 12 neighbours had been consulted with no comments or objections. There had also been no objections raised by the Ward Councillor or Community Council.

The Development Control Manager advised the committee that the applicant had successfully applied for nutrient credits from Natural England and based on these, Natural England considered that the proposed development would not damage or destroy the interest features for which the site had been notified and had no objection.

The proposal was considered to be a high-quality development that was in keeping with the surrounding area. Given its design and relationship to surrounding properties it would not have any significant impact on the amenity of nearby residents.

ORDERED: that, the application be approved subject to the conditions detailed in the report and an additional condition in relation to nutrient neutrality.

24/0371/FUL, North of the B1365, Land at Newham Hall, Coulby Newham, proposed construction of Access Road with associated SUDS Basins and Swales

The Head of Planning advised committee members that permission was sought for the construction of an access road with associated Sustainable Urban Drainage Systems (SUDs) including basins and swales. The development also included landscaping which included works to achieve the required 10% biodiversity net gain. The site was located to the north and west of Newham Hall Farm and Newham Hall with access from the B1365 and Bonnygrove Way.

Members heard that the wider site was allocated for housing in the Local Plan. Whilst it may have been preferable for an application to be submitted for the road and outline housing development, together with a masterplan for the wider site. The application that had come forward is for the road only. Members were advised that the Local Planning Authority cannot refuse to consider the application, it must be assessed on a standalone basis.

The application that had been submitted for the road had taken into consideration the draft masterplan and the masterplan had been drafted on the basis of the road as proposed to ensure there was no conflict between the road and the housing development.

The proposed access points from Bonnycroft Way and the B1365 were considered to be acceptable in terms of their design. They incorporated necessary lighting and a reduced speed limit would also be implemented along a stretch of the B1365.

The road itself would not generate traffic in its own right. A transport assessment with highway modelling which would assess and demonstrate any impact the future housing on the wider site may or may not have on the adjacent highway network together with any mitigation as may be required, would be considered as part of future applications on the wider site.

The Road Safety Audit had not identified any significant matters in relation to the proposed road. Any minor matters would be dealt with through the detailed design process for construction should the proposals be approved.

The application had been assessed in relation to highway matters, flood risk and drainage, landscaping, ecology, biodiversity net gain and nutrient neutrality. There were no technical objections to the development.

Members were advised that if members were minded to approve the application a full 4 stage road safety audit carried out in accordance with guidance set out in the DMRB GG119 and guidance issued by the council, would be required for the proposed road, junction works and supporting infrastructure. The Head of Planning advised that the wording of the circulated report with regards to condition 4 concerning the Road Safety Audit required a minor amendment necessitating that Stage 2 of the audit be submitted and confirmed by the Local Planning Authority prior to construction of the road.

The Head of Planning stated that the proposed access road, SUDs and associated works was considered to be appropriate for both the application site itself and within the surrounding area in that the proposal was in accordance with national and local planning policy.

In particular, the proposal met the national planning policy framework and guidance, and the Local Plan policies regarding the appropriate design and layout of development, sustainable development, and accessibility, biodiversity net gain and would not have a detrimental impact on the character of the surrounding area and would not be detrimental to the local amenities of the surrounding area.

Issues of the principle of the proposed development, the impact of the proposed scale and design, the highways implications of the proposal, local amenity and the impact on heritage assets had been considered fully and were not considered to give rise to any inappropriate or undue affects. Accordingly, the Local Planning Authority considered that there were no material planning considerations that would override the general assumption that development be approved unless other material factors determine otherwise.

Members queried traffic calming measures, provision for bus stops and lighting it was advised

that the detail would come forward with the masterplan scheme.

A member stated that the proposed road would be welcomed by residents in Coulby Newham as it would provide extra egress and access to the estate.

ORDERED: that, the application be approved subject to the conditions detailed in the report and the amendment proposed to condition 4.

24/38 **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

24/39 **PLANNING APPEALS**

There were no Planning Appeals to update the Committee on.

24/40 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

None