

## PLANNING AND DEVELOPMENT COMMITTEE

<b>Date:</b> Thursday 10th April, 2025
<b>Time:</b> 1.30 pm
<b>Venue:</b> Mandela Room

### AGENDA

1. Welcome, Introductions 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 - 13 February 2025 3 - 6

5. Schedule of Remaining Planning Applications to be Considered by Committee 7 - 28

Schedule – Page 7

Item 1 – St David’s – Page 9

6. Delegated Planning Decisions 29 - 36

7. Planning Appeals

7 and 9 Nuneaton  
25 Grange Crescent  
137 Southfield Road  
132 Oxford Road  
4 The Crescent

69 Saxonfield  
1 Westwood Avenue  
1 Marton Avenue  
56 Barker Road  
8 Glenfield

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 April 2025

#### 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 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

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Planning & Development Committee Schedule - 10-Apr-2025

Town Planning applications which require special consideration

<p>1</p>	<p>Reference No: 24/0356/VAR</p> <p>Ward: Acklam Kader</p>	<p>Applicant: Avant Homes</p> <p>Agent:</p>	<p>Description: Variation of conditions 2 (Approved plans) ,6 (Method statement for demolition), 7(Surface water drainage approved details) ,16(Hedges and hedgerows), 21(Off-site highways works) &amp; 23(Archaeological observation) on planning application 20/0004/FUL</p> <p>Location: Former St David's School, Middlesbrough, Former St David's School, 1 St David's Way, Middlesbrough, TS5 7EU</p>
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## COMMITTEE REPORT

### Item No 1

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#### APPLICATION DETAILS

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<b>Application No:</b>	<b>24/0356/VAR</b>
<b>Location:</b>	<b>Former St David's School Acklam, Middlesbrough</b>
<b>Proposal:</b>	Variation of conditions on planning application 20/0004/FUL - Condition 2 (Approved plans), - Condition 6 (Method statement for demolition), - Condition 7 (Surface water drainage approved details), - Condition 16 (Hedges and hedgerows), - Condition 21 (Off-site highways works) & - Condition 23 (Archaeological observation)
<b>Applicant:</b>	<b>Avant Homes (North East)</b>
<b>Ward:</b>	<b>Kader</b>
<b>Recommendation:</b>	<b>Approve with Conditions subject to a Deed of Variation to the S106 Agreement and legal agreement.</b>

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#### SUMMARY

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Application 20/0004/FUL was granted on the 26<sup>th</sup> July 2024 for a residential development of 139 dwellings (and demolition of Caretakers Houses) on the site of the former St David's School. The application was placed before planning committee in February 2021 and the decision was to approve subject to S106/legal agreements being signed. The S106/legal agreement were not signed until July 2024. These covered matters including provision of replacement sports pitch, affordable housing, highway works and nutrient neutrality associated with the River Tees.

The approved scheme included details on the internal highway arrangements, layout of housing, general landscape detail and house types amongst other matters.

This application seeks to amend the scheme to alter the house types, to make slight adjustments to the site layout and to also re-define the wording around several conditions to better reflect the current position. The existing approved scheme however remains extant and able to be built out.

As the development of the site has already been established, the point of access and general highways layout and the arrangement and scale of dwellings remain largely the same or

similar to the approved scheme, these matters do not require additional consideration in determining this application. Similarly, the proposed number of houses remains as per the approved scheme.

The proposed changes, following officers requiring a number of amendments to retain feature detailing to properties, and greening of key parts of the street scenes, are considered to retain the provision of a high quality housing scheme and there has been no notable changes to the relevant policies within the existing local plan or guidance within the NPPF which would alter the key considerations associated with this planning application. The proposal is considered to meet the requirements of the relevant national planning guidance detailed within the NPPF and Local Plan policies, specifically H1,H11,H12,H31,H34,CS4, CS5,CS6,CS17,CS18,CS19, DC1, REG37 and E3. Similarly, the scheme is in general accordance with the allocation of the site for housing which exists within the emerging local plan.

The recommendation is for approval of the application subject to conditions and subject to the variation of the existing S106 agreement and other legal agreement in relation to replacement playing field, highway provisions both within and off site, nutrient neutrality and other matters.

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## **SITE AND SURROUNDINGS AND PROPOSED WORKS**

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The site is located off Hall Drive at the southern end of St David's Way, just outside of the Acklam Conservation area boundary. To the north is Cowley Road and Adcott Road and to the west and south are Bewley Grove and Acklam Road. The Avenue of Trees provides the eastern boundary of the site and is within the Acklam Conservation area. The application site is within the vicinity of the Grade 1 Acklam Hall sited to the north across Hall Drive but does not form part of the immediate setting of this listed building.

The site itself comprises of 6.22 hectares. The former buildings on the site have now been demolished. The proposal is to amend several conditions imposed on the previously approved scheme, these being;

- Condition 2 – Approved Plans
- Condition 6 – Method Statement for Demolition
- Condition 7 – Surface Water Drainage (approved details)
- Condition 16 – Hedges and Hedgerows
- Condition 21 – Off site highway works
- Condition 23 – Archaeological Evaluation

The proposed changes include amendment to house types, and site layout (approved plans) and changes to the wording associated with the other conditions.

The scheme retains provision of 139 dwellings that will comprise of 2, 3 and 4 bedroomed properties. The house types will continue to be a mixture of terraced, semi-detached and detached dwellings and will include semi-detached and detached bungalows. The site layout of the proposed revised scheme retains an area of open space to the north of the site which will include a small trim trail and further retains a landscaped corridor running east / west across the site which provides a footpath/cycle path link between St David's Way/Hall Drive and Acklam Road. The scheme does not make any alterations which affects the surrounding area's unduly and is considered to be in line with the basis on which the previous application was granted permission.

Highway improvement works will continue to be undertaken to bring St David's Way up to adoptable standards. The works include visitor parking bays, a pedestrian cycle path, removal

of the plateaux table at the junction of Hall Drive and St David's Way, being replaced by two speed cushions and the realignment of the kerbs at the junction with Hall Drive and resurfacing works.

Drainage provision within the site will include the installation of a dual pumping station with concrete attenuation tank system and link into the existing network north of the site.

A section 106 agreement has been agreed for contributions to replacement playing fields, highways in the form of 2 real time bus stops and towards the strategic networks and off site affordable housing.

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## PLANNING HISTORY

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Previous planning history relevant to this proposal is as follows;

20/0004/FUL - Demolition of existing caretaker's property and erection of 139 dwellings with associated improvements to St David's Way including access widening and landscaping.

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## PLANNING POLICY

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

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

### Middlesbrough Local Plan

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

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

### 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:

H1 - Spatial Strategy  
H11 - Housing Strategy  
H12 - Affordable Housing  
H31 - Housing Allocations  
H34 – St David’s (Former RC School Site)  
CS4 - Sustainable Development  
CS5 - Design  
CS6 - Developer Contributions  
CS17 - Transport Strategy  
CS18 - Demand Management  
CS19 - Road Safety  
DC1 - General Development  
REG37 - Bus Network  
E3 - Dev adjacent to Green Wedge or POS  
UDSPD - Urban Design SPD  
Middlesbrough Council Playing Pitch Strategy 2019  
Tees Valley Design Guide Specification

Emerging Local Plan  
HO4e - Former St Davids School Site  
ST1 – Development Strategy  
CR1 – Creating Quality Places  
CR2 – General Development Principles  
CR3 – Sustainable and High Quality Design  
CR4 – Developer Contributions

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

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## CONSULTATION AND PUBLICITY RESPONSES

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Consultation letters were sent to local residents, a press notice issued and site notices posted around the site. The plans have been revised further since these comments were received but typically on minor matters within the site.

### **Public Responses**

Number of original neighbour consultations	104
Total numbers of comments received	15
Total number of objections	13
Total number of support	0
Total number of representations	2

Resident objection / comments received from:

24, 32 Adcott Road  
2, 3, 5, 6, 7, 10, 12, 14, 20, 24, 25 Cowley Road  
423, 425 Acklam Road

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The objection comments are summarised below:

#### ***Groundwater drainage***

There needs to be comprehensive plans in relation to the management of groundwater and waste water. A considerable amount of water is collecting on the site and does appear to have affected ongoing work. It has historically had ponds forming on the site over the years which have never fully drained away. The water affecting the site is not going to stop when buildings are erected and it will need somewhere to drain to. Consideration must be given to the severity of water collection in light of climate change.

#### ***Surface water drainage***

Concerns regarding the handling of the surface water and in relation to the impact on the sewer pipes serving the houses located on Acklam Road whose drainage leads from the rear of the property's into the field where the development is to take place. The increase in volume of water has increased considerably in recent years and I would anticipate a further large increase from the development not being able to handle the overall quantity. This situation is only going to get worse due to changes in weather patterns.

#### ***Fencing to the end of Cowley Road***

It was understood that there would be no access to the development from Cowley Road and there would be a 2m high fence forming this boundary. The proposals show a 0.45m birdsmouth fence across the end of the road will not stop access. As previously set out this could cause a security problem. (*Fence now amended since comments received about the initially proposed 450mm high fence*).

#### ***General Comments***

I am happy the issues I raised have been resolved with the newer drawings that have been issued.

I am just emailing to confirm since the revised drawings, my previous comments are now closed out.

#### ***Construction Phase***

I would strongly object to any works vehicles being permitted to enter Cowley Road, to work on the development. This would present a danger to the residents, particularly young children, and to parked vehicles. Heavy plant vehicles would deposit mud on the road, with all the problems that this would cause. As the owner of a property which backs on to St.

David's Road, the current works cause enough noise and inconvenience. Permitting plant to enter the road would be very detrimental.

### **Removal of Hedges**

I am opposed to the removal of hedges and hedgerows. These are an important resource for the wildlife in the area. This development should not affect the important role of the Avenue of Trees in the ecology of this part Middlesbrough. Furthermore any amendment must not be used as an excuse to use the road as an access to the building site by the developer's vehicles.

Objection to the proposals to remove hedges due to lack of privacy (security and lack of accuracy and information regarding the proposals).

### **Biodiversity**

In this original application form dated 2020. Section 12 Biodiversity and Geological Conservation. Avant have answered no to all 3 questions. Which I believe is incorrect and misleading. As you may already be aware the avenue of trees is in a conservation area that's is loved by local residents. It is also home to owls and other birds of prey. We also have bats, hedgehogs and a whole host of other wildlife here. Obviously this wildlife has also thrived on the old school land as well. Has this misinformation from Avant been picked up by anyone else at the council and how does this affect the application?

In addition to these comments the conditions that Sport England have insisted on by ensuring 3 football pitches are installed on the Sandy Flatts area near the Wind Turbine should be reconsidered. Adding more football pitches is of no benefit to the development the area and in the current climate the council could do without the expense of the upkeep. The proposed area is used by the wider public walking and enjoying the wildlife.

### Waste Policy- MBC

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As previously stated, properties serviced by shared drives will be responsible for bringing their Refuse and recycling bins to the nearest public highway. Collection vehicles are not authorised to drive on shared drives. The latest site layout drawing; 5187 200 05 Acklam Colour Site Layout Rev C, have Bin Collection Points servicing plots 16 to 17 and 72 to 75 along the shared drives. These Bin Collection Point's should be located adjacent the public highway as per all other BCP's, and as per previously submitted on 1175 AVA, Drawing No. 100, Revision L, and located off the private shared drives.

### Environmental Health – MBC

No Comments.

### Secure By Design Officer- Cleveland Police (In summary)

In relation to this application, my previous comments and recommendations dated 28/10/24 are still valid.

### Historic England

We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

### Sport England

As per our previous response, Sport England's interest in this site related to the playing field that formed part of its former use as a school. Planning approval 20/0004/FUL was subject to a section.106 agreement which secured replacement playing field as an extension to the nearby Kader playing field. The S.106 agreement remains unaffected by the proposed variations, and as such Sport England has no objection to this application.

### Northern Gas Networks (In summary)

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.

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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### **Principle of Development**

1. Under Local Plan Policy H1, H31 and H34 the former St David's School site has been allocated for residential use and the previously approved scheme for the site has established the principle of residential development of upto 139 dwelling. The emerging Local Plan continues to allocate the site for the development of approximately 139 dwellings, which is aligned with the existing approved scheme. There is no policy change which would suggest this site is no longer appropriate for residential development. Given the proposal seeks amendments to the approved house types for the site, very minor layout changes and the remainder of changes being in regard to the specific wording of conditions, it is considered that the principle of this proposal to vary the original permission is in line with relevant planning policy and guidance.
2. Core Strategy Policies DC1, CS4 and CS5 seek to ensure a high-quality sustainable development; ensure amenity of the nearby residents and that the character of the area and highway safety are not adversely affected by development. These are echoed in emerging Local Plan Policies CR1, 2 & 3. Following the initial submission of plans with this application, the case officer raised concerns over a reduction in visual quality of house types, a number of concerns over changes to the layout of the site, albeit relatively minor changes, and the loss of the 2m high privacy fence to a section of the sites northern boundary adjacent to the end of Cowley Road, being a matter also raising objection from local residents. The applicant has reviewed these areas of concern and confirmed by revised plans that the fence to the end of Cowley Road will be a 2m high privacy fence, added new fenestration and feature details to the revised house types and introduced new street trees to parts of the road corridor where they were proposing change / loss of landscaping which would green the environment. In view of these changes, the proposed house types and street layout are considered to be in accordance with the principles / quality of the approved scheme and the guidance / policy expectations around new developments.
3. Those matters dealt with by the previous application which are not being affected by this application are not detailed in this report.

### **Playing Fields**

4. Part of the site is the former playing pitch of the former St David's School. Policy H34 requires that the redevelopment of the site would require the re-provision of playing pitches within the town. Within close proximity of the application site is an area of land directly to the south of the existing Outwood Academy and Kader Football Club which has been identified as suitable for the replacement playing pitches. The re-provision of playing pitch's has been previously dealt with via a S106 Agreement (requiring financial contribution to undertake the works) and this proposal does not intend to amend the provisions of that agreement. There will however be a need to undertake a deed of

variation to that S106 Agreement so that it also relates to this current application reference. This forms part of the recommendation.

### Design & Layout (Proposed Variation of Condition 2 – Approved Plans)

5. The proposed scheme has resulted in a number of small changes around the site which are limited in their extent. The scheme fundamentally retains the character and layout of key areas of the site, namely, the access road leading in, the open space to the northern part of the site, the east – west pedestrian route across the site and the land which forms the site adjacent to the 'Avenue of Trees' associated with Acklam Hall. These all remain unaltered in their overall provision, with alterations having been put forward to some of the much smaller areas adjacent to and in front of properties largely as a result of the footprint and arrangement of driveways changing to suit the latest house types.
6. The following images show a number of the proposed changes from the existing approved layout;

**Plots 1-3.** Amended house types resulting in adjusted building lines, wider property to plot 2 and introduction of garage in rear garden. No external impacts and largely retaining same character as approved scheme.

Existing



Proposed



Plots 12 and 13 – Change to house types and slight realignment of dwellings and change in scale. No notable character changes.

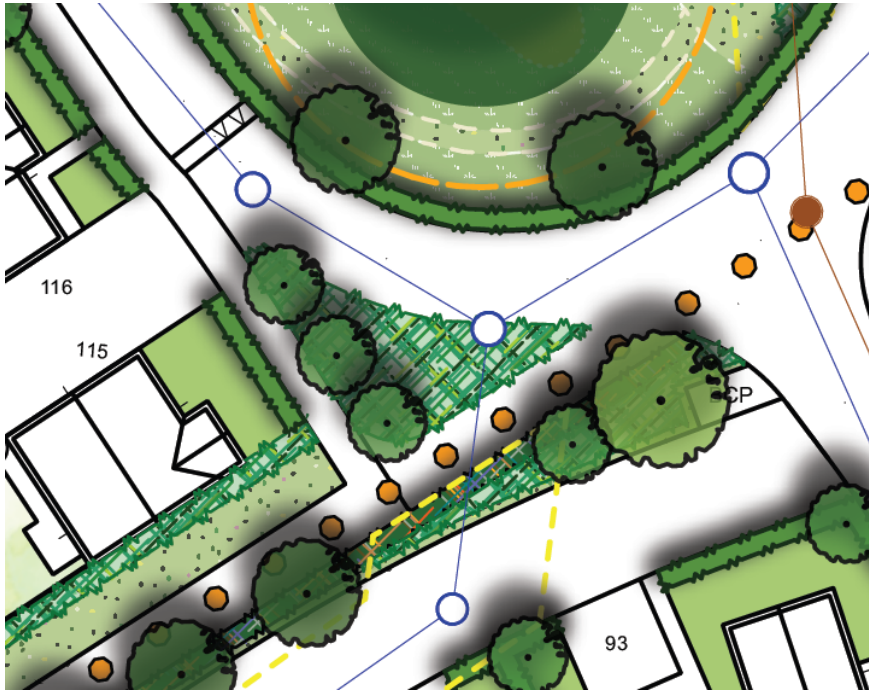




Plot 47 and 48. Change to house types resulting in less overlap of properties front elevations, wider plot and rear garden to plot 48 and more front garden achieved to plot 48 so improved streetscene character.



Corner in Highway, Trees and green space in corner submitted as being removed and block paved. Amendments have re defined this as green space as per image below.



7. The proposed changes of housetypes means most properties within the development are slightly adjusted in alignment / width etc but as the example details show above, these are limited in nature of change and are considered to retain the overall quality and character of the scheme.
8. The approved plans detailed a 2m high boundary treatment along the site boundary adjacent to the end of Cowley Road. The initial plans submitted with this application to vary the approved scheme intended to amend the site boundary and provide a 0.45m high 'birdsmouth' rail instead of 2m height as previously approved. This resulted in a number of objections being submitted from residents in Cowley Road. Officers discussed this with the applicant and revised plans have been submitted detailing a 2m high fence between the site and Cowley Road and is considered to largely address objectors considerations in this regard.
9. With regards to house type alterations, examples are detailed below of those approved and those being proposed (following amendments being required to retain quality / character).



Approved House types



## Proposed House Types



## Amenity

10. The proposed layout and property types are considered to still maintain the same or similar distancing between opposing main elevations, retaining similar level of privacy for future and existing occupiers and providing adequate private amenity garden space for future occupiers. In addition the internal space within each of the dwellings meets the government space standards for new dwellings.

## Proposed Variation of Condition 6 (Method Statement for Demolition)

11. The imposed condition 6 required demolition and removal of site trees (accepted for removal) to be undertaken in accordance with a scheme to be submitted for the council. This scheme has now been provided and the proposed amended wording for the condition relating to demolition and removal of site trees is that it is undertaken in line with the submitted Arboricultural Method Statement.
12. The method statement details are considered to be acceptable, providing details of root protection for retained trees, no dig construction, cover plates for the ground where vehicles will run and other similar details. Adequate protection will be afforded remaining trees.

## Proposed Variation of Condition 7 (Surface Water Drainage)

13. The imposed condition required the development to be completed in accordance with an approved drainage scheme and limiting the surface water discharge to specific existing manholes and at specific discharge rates. The drainage scheme will have now changed to reflect all the slight changes to the site layout and house type changes and the applicant is seeking amendment of the condition to require connection to the same agreed existing manholes and to the same agreed discharge

rates. How the developer connects to these and the requirement for drainage tests will form part of Building Regulation Approval for the site and does not need to be controlled further than the proposed condition would require, which retains the same key requirements as the approved scheme.

#### **Proposed Variation of Condition 16 (Hedges and Hedgerows)**

14. The proposed wording for the new condition again, reflects the proposed amended site layout and references key specific Arboricultural documents submitted and considered with the application and achieves the same level of control and mitigation as required by the approved application.

#### **Proposed Variation of Condition 21 (Off Site Highway Works)**

15. The proposed amendments to this condition are again to reflect the change of approved documents and the need to amend plans so that the proposed layout is detailed within them. The overall provision of off site highway works is unaffected by this proposed change as the requirements for realignment of the Hall Drive / St Davids Way remains necessary, as does the provision of the shared footway / cycleway, the provision of managed on street parking bays and build outs, and the provision of a scheme of street lighting along the feeder road off Hall Drive.

#### **Proposed Variation of Condition 23 (Archaeological Observation)**

16. The proposed variation to this condition is intended to require the scheme to be undertaken in accordance with the findings and recommendations of the Archaeological Desk Based Assessment and Archaeological Evaluation Assessment which has been submitted as part of the condition discharges already submitted following the approval of the earlier scheme. This essentially just updates the documentation list which has to be complied with following matters progressing since the initial decision.

#### **Residual issues**

17. A letter of objection has been received in relation to details contained on the application form of the 2020 application, in relation to Biodiversity and Geological Conservation. This matter is relevant to the former application and not relevant to this proposal to alter the approved scheme. Notwithstanding this, officers have reviewed the relevant part of the application form of the approved scheme and consider it has been completed accurately in respect to the 3 questions asked about impact on Protected and Priority species, Designated sites and features of geological conservation importance.
18. Objection and concern has been raised in relation to the number of houses proposed and the impact of traffic and similar matters, however, these are not being affected by this proposal to vary house types and site layout and alter the wording of conditions imposed on the approved scheme. These comments on matters established by the previous application therefore carry no weight in considering this current application.
19. Comments from the Council's waste collection services has indicated that the bin collection points for plots 16/17 and 72-75 need to be located closer to the adoptable highway to prevent the refuse lorry having to reverse onto a private drive and which

would also prevent the pull distance being excessive. Bin collection for plots 72-75 has been addressed and a condition is recommended to address this matter in relation to plots 16 and 17.

20. None of the proposed changes to the conditions or the layout affect the proposals in relation to designing out crime or the opportunity for crime and as such previous comments received from the Police in this regard remain to be as per considerations in the previous application.
21. Affordable Housing, Public Bus Service contributions, Playing Fields contributions and Strategic Road Infrastructure Contributions are all detailed in the already agreed S106 Agreement from the previous approval and would remain unaffected by this proposal.
22. Nutrient Neutrality was dealt with via a legal agreement and this will require a deed of variation to enable it to relate to this application to vary. The recommendation deals with this matter.
23. In terms of heritage considerations, there are no alterations to this application which affect the heritage considerations detailed and considered as part of the original application.

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## **RECOMMENDATIONS AND CONDITIONS**

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**Approve subject to the following conditions and a deed of variation to the S106 agreement and legal agreement relating to Pitch Provision, Highways and other contributions, Nutrient Neutrality and other matters.**

### **Full list of revised conditions to be confirmed.**

## **REASON FOR APPROVAL**

The analysis of the development determines that the proposals are for a sustainable development, which will assist in economic growth in the town. The proposed layout and dwellings are of a high quality design and would provide a pleasant and sustainable environment offering a good mix of dwelling types. Landscaped areas within the site will enhance ecological potential and will benefit the wider community. There are no statutory objections to the proposal in terms of the sustainability of the site or the ability to meet necessary flood, ecology, highways and noise mitigation.

The relatively minor changes proposed by the variation application do not undermine the principles established by the initial application and there has been no change in national guidance or local policy which would suggest that the application should not be approved.

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## **INFORMATIVES**

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### 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.

### Civil Ownership Matters

This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not include any other consent or approval under any enactments, byelaw, order or regulation. The grant of planning permission does not override any third party rights which may exist over the application site.

In addition, you are advised that any works affecting party walls or involving excavations for foundations adjacent to a party wall you will be required to serve notice on all adjoining owners before work commences and adhere to the requirements of the Party Wall Act 1996.

### Rights of Access/Encroachment

This planning approval does not permit any person to access another person's land/property to enable the works to be completed, without their consent. Any encroachment into another person's land/property above or below ground is a civil matter to be resolved between the relevant parties.

### 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](mailto: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.

### 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.

### 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.

### Adoption of Highway - S38

The applicant is advised that prior to the commencement of works on site they should contact the Highway Authority (01642 728156), with a view to preparing the necessary drawings and



legal work required for the formal adoption of the new highway layout. The S38 Agreement should be in place prior to the commencement of works on site.

#### Deliveries to Site

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

#### Cleaning of Highway

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

#### Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) should be considered when designing drainage, driveways and car parking areas.

#### Permeable Surfacing

Guidance on permeable surfacing of front gardens is available on the Communities and Local Government Website: [www.communities.gov.uk](http://www.communities.gov.uk)

#### Wildlife and Countryside Act

The applicant is reminded that under the Wildlife and Countryside Act 1981 it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August. Trees and scrub are present on the application site should be assumed to contain nesting birds between the above dates unless a survey has shown conclusively that nesting birds are not present.

#### Protected Species

The applicant is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning consent for a development does not provide a defence against prosecution under wildlife protection legislation. You are advised that the bat survey suggested an endoscope survey be completed prior to development commencing on site to determine if any bats are present. If protected species are found to be present, Natural England should be consulted.

#### Construction Noise

The applicant should be aware that noise from construction work and deliveries to the site may have an impact upon local residential premises. The applicant may if they wish to apply for a prior consent under the Control of Pollution Act 1974 Section 61 with regard to working hours at the site. The applicant can contact the authorities Environmental Protection service for more details regarding the prior consent process. The hours that are recommended in the Control of Pollution Act for noisy working are 8am-6pm Mon-Fri, 8am-1pm Saturday and no working Sundays and Bank holidays.



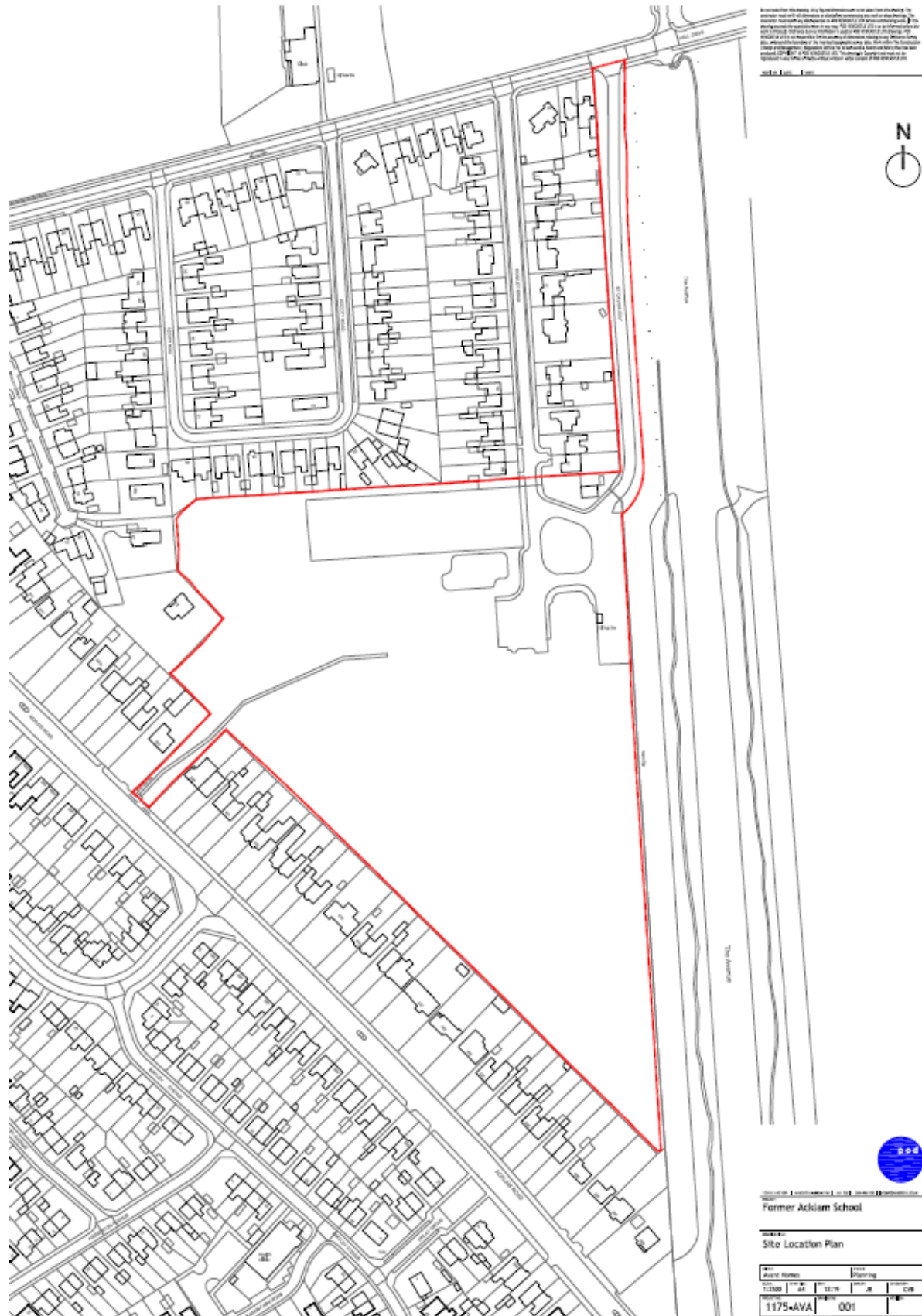
Secure By Design

The applicant should seek to develop to accredited secure By Design Gold standards and a minimum silver with full guidance being available within SBD Homes 2019 guide at [www.securebydesign.com](http://www.securebydesign.com) and to contact Stephen Cranston at [Stephen.Cranston2@cleveland.pnn.police.uk](mailto:Stephen.Cranston2@cleveland.pnn.police.uk) for further advice.

Case Officer: Andrew Glossop

Committee Date: 10<sup>th</sup> April 2025

# Appendix 1 – Site Location Plan



## Appendix 2. Site Layout Approved under 20/0004/FUL





**Appendix 3 – Site Layout Proposed**



## Agenda Item 6

Planning Ref	Decision Date	Decision
<b>24/0487/FUL</b> Company / Surname Proposal Address	<b>05-Feb-2025</b> <b>Jes Jones</b> <b>Erection of two storey extension to the rear includign first floor link corridor</b> <b>105 , Low Gill View, Middlesbrough, TS7 8AX</b>	<b>Approve with Conditions</b>
<b>24/0533/FUL</b> Company / Surname Proposal Address	<b>05-Feb-2025</b> <b>JOHNSON</b> <b>Single storey extension to rear and side (Demolition of existing garage)</b> <b>6, Gascoyne Close, Middlesbrough, TS7 8QE</b>	<b>Approve with Conditions</b>
<b>24/0359/FUL</b> Company / Surname Proposal Address	<b>06-Feb-2025</b> <b>Jonathan Gunn</b> <b>Proposed single storey front extension</b> <b>61A, The Grove, Middlesbrough, TS7 8AL</b>	<b>Approve with Conditions</b>
<b>24/0516/FUL</b> Company / Surname Proposal Address	<b>06-Feb-2025</b> <b>Andrew McKenna</b> <b>Single storey extension to side/rear</b> <b>11 Ramblers Way, Middlesbrough, TS8 9GD</b>	<b>Approve with Conditions</b>
<b>24/0525/FUL</b> Company / Surname Proposal Address	<b>06-Feb-2025</b> <b>Mr Martin Rose</b> <b>Single storey extension to rear (Demolition of existing conservatory) including</b> <b>45, St Austell Close, Middlesbrough, TS8 9NQ</b>	<b>Approve with Conditions</b>
<b>24/0536/FUL</b> Company / Surname Proposal Address	<b>06-Feb-2025</b> <b>Will Craigens</b> <b>Two storey extension to side including fenestration alterations to rear (demolit</b> <b>2 The Holt, Coulby Newham, Middlesbrough, TS8 0SQ</b>	<b>Approve with Conditions</b>
<b>24/0461/FUL</b> Company / Surname Proposal Address	<b>07-Feb-2025</b> <b>Naz Ahmed</b> <b>Conversion of garage to habitable room and erection of new garage to rear</b> <b>45, Oakview, Harrow Road, Middlesbrough, TS5 5NT</b>	<b>Approve with Conditions</b>
<b>24/0494/FUL</b> Company / Surname Proposal Address	<b>07-Feb-2025</b> <b>Mr &amp; Mrs Andrew &amp; Jane Rae</b> <b>Single storey extension to rear (Part demolition of existing garage)</b> <b>15, Buxton Avenue, Middlesbrough, TS7 8LP</b>	<b>Approve with Conditions</b>
<b>24/0448/FUL</b> Company / Surname Proposal Address	<b>10-Feb-2025</b> <b>Greg Matthewson</b> <b>Single storey rear extension</b> <b>43, Bedford Road, Middlesbrough, TS7 0BY</b>	<b>Approve with Conditions</b>
<b>24/0424/DIS</b> Company / Surname Proposal Address	<b>11-Feb-2025</b> <b>Mr Leon White</b> <b>Discharge of Condition 6 (removal of access) on planning application 21/0118/FUL</b> <b>91 - 97, St Barnabas Road, Middlesbrough, TS5 6AZ</b>	<b>Full Discharge Conditions</b>
<b>25/0015/FUL</b> Company / Surname Proposal Address	<b>11-Feb-2025</b> <b>Sadowska</b> <b>Conversion of garage to habitable room</b> <b>14, Carlbury Avenue, Middlesbrough, TS5 8SE</b>	<b>Approve with Conditions</b>
<b>22/0792/FUL</b> Company / Surname Proposal Address	<b>12-Feb-2025</b> <b>A SADIQUE</b> <b>Conversion of existing office to 7 self-contained flats, and 2 dormer extensions</b> <b>314 - 316, Linthorpe Road, Middlesbrough, TS1 3QX</b>	<b>Approve with Conditions</b>
<b>24/0366/FUL</b> Company / Surname Proposal Address	<b>12-Feb-2025</b> <b>Mrs Jane Thistlethwaite</b> <b>Single storey extension to rear</b> <b>31, Grassington Road, Middlesbrough, TS4 3DB</b>	<b>Approve with Conditions</b>
<b>24/0509/FUL</b> Company / Surname Proposal Address	<b>12-Feb-2025</b> <b>The Brothers Akbar</b> <b>Erection of 1no. self-build dwelling</b> <b>4 The Crescent, Linthorpe, Middlesbrough, TS5 6SE</b>	<b>Refused</b>
<b>24/0543/FUL</b> Company / Surname Proposal Address	<b>13-Feb-2025</b> <b>Teesside University</b> <b>Temporary siting of carbon catcher structure</b> <b>Net Zero Industry Innovation Centre, Tee</b>	<b>Approve with Conditions</b>

<b>25/0023/PNH</b>	<b>14-Feb-2025</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mr & Mrs Harry & Elaine Dent	
Proposal	Single storey extension to rear (Length 4.262m, Height 3.850m, Eaves 2.650m) (De	
Address	103, Chalford Oaks, Middlesbrough, TS5 8QQ	
<b>21/0761/VAR</b>	<b>17-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Thomas Atha	
Proposal	Variation of condition 1 on planning application 19/0347/FUL	
Address	Dorman House	
<b>24/0308/FUL</b>	<b>18-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Biker Group	
Proposal	Installation of concrete batching plant with associated development including st	
Address	Land north of Dockside Road, Normanby Wharf, Dockside Road, Middlesbrough, TS3 8AT	
<b>23/0452/MAJ</b>	<b>19-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Collingdale LTD	
Proposal	Erection of 18no. 2 bedroom semi detached bungalows	
Address	The Park End, Penistone Road, Middlesbrough, TS3 0EF	
<b>24/0297/DIS</b>	<b>19-Feb-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Luke O'Connor	
Proposal	Discharge of condition no 20 of 20/0004/FUL	
Address	Former St Davids School, Acklam, Middlesbrough, TS5 7EU	
<b>24/0296/DIS</b>	<b>19-Feb-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Aaron Duffield	
Proposal	Discharge of conditions nos 3 & 18 of 20/0004/FUL	
Address	Former St Davids School, Acklam, Middlesbrough, TS5 7EU	
<b>24/0295/DIS</b>	<b>19-Feb-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Sophie Nicholson	
Proposal	Discharge of condition nos 5,6 & 22 of 20/0004/FUL	
Address	Former St Davids School, Acklam, Middlesbrough, TS5 7EU	
<b>24/0344/FUL</b>	<b>20-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Lewis Tuttle	
Proposal	Construction of 4No. industrial units for storage and distribution purposes (B2	
Address	Tame Bridge Cars, 14 - 15, Tame Road, Middlesbrough, TS3 6LL	
<b>24/0345/FUL</b>	<b>20-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Lewis Tuttle	
Proposal	Construction of 9no. industrial units for storage and distribution purposes (B2	
Address	Land to Rear of JGB Trading, Tame Road, North Ormesby, Middlesbrough	
<b>24/0475/FUL</b>	<b>20-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Louise Naylor	
Proposal	Erection of garage to side (demolition of existing garage)	
Address	55, Grange Crescent, Middlesbrough, TS7 8EB	
<b>24/0546/FUL</b>	<b>20-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Dennis Harley Developments Ltd	
Proposal	Proposed single storey side extension	
Address	Unit 4, Medhurst House, Sotherby Road, Middlesbrough, TS3 8BS	
<b>24/0410/COU</b>	<b>21-Feb-2025</b>	<b>Refused</b>
Company / Surname	Aquarius Real Estate Management Ltd.	
Proposal	Change of use of unit from E(g) to MOT testing centre (B2).	
Address	3, Simcox Court, Middlesbrough, TS2 1UX	
<b>24/0501/FUL</b>	<b>21-Feb-2025</b>	<b>Refused</b>
Company / Surname	Mr Hazbi Halili	
Proposal	Proposed car wash	
Address	PARKWAY CENTRE, Dalby Way, Middlesbrough, TS8 0TJ	
<b>24/0512/FUL</b>	<b>21-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr James Pinkney	
Proposal	Part two storey part single storey extension to side and rear including window a	
Address	15, Luce Sands, Middlesbrough, TS5 8UL	
<b>25/0010/DIS</b>	<b>21-Feb-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Wates	
Proposal	Discharge of condition 4 (Details of soft landscaping) on planning application 2	
Address	16, Southfield Road, Middlesbrough, TS1 3BX	
<b>24/0214/MAJ</b>	<b>25-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Thirteen	
Proposal	Proposed redevelopment of two sites to provide a 100% affordable housing scheme	

<b>25/0001/FUL</b>	<b>26-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Ashley Rowe	
Proposal	Dormer extension to rear	
Address	3, Slingsby Close, Middlesbrough, TS5 7JQ	
<b>24/0468/FUL</b>	<b>27-Feb-2025</b>	<b>Refused</b>
Company / Surname	ASIF	
Proposal	Extension and alterations of existing bunaglow to create two storey dwelling	
Address	Roseville Cottage, Hollins Lane, Middlesbrough	
<b>25/0066/PNH</b>	<b>27-Feb-2025</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Ms V Towell	
Proposal	Single storey extension to rear (Length 5.29m, Height 3.54m, Eaves 2.69m)	
Address	36, Coniston Grove, Middlesbrough, TS5 7DD	
<b>24/0465/FUL</b>	<b>28-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Craig Garbutt	
Proposal	Two storey extension to rear	
Address	71 Beechfield	
<b>24/0466/FUL</b>	<b>28-Feb-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Jaza Zada	
Proposal	Erection of Canopy over Car Wash area	
Address	One Stop Tyres, Warelands Way, Middlesbrough, TS4 2LW	
<b>25/0013/VAR</b>	<b>28-Feb-2025</b>	<b>Refused</b>
Company / Surname	Mansour	
Proposal	Variation of condition 3 (Approved plans) on planning application 23/0259/FUL to	
Address	99, York Road, Middlesbrough, TS5 6LJ	
<b>25/0018/FUL</b>	<b>03-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Carole Rushall	
Proposal	Reslating front and rear roof	
Address	22, Eastbourne Road, Middlesbrough, TS5 6QW	
<b>25/0017/VAR</b>	<b>03-Mar-2025</b>	<b>Refused</b>
Company / Surname	Ken Duru	
Proposal	Variation of conditions 2 (Approved Plans), 3 (Construction of Boundary Treatmen	
Address	109B, Marton Road, Middlesbrough, TS1 2DU	
<b>25/0012/FUL</b>	<b>04-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Denice Humphries	
Proposal	Single storey rear extension (demolition of existing rear extension)	
Address	57, Gypsy Lane, Middlesbrough, TS7 8NF	
<b>25/0016/FUL</b>	<b>04-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	A Cook	
Proposal	Single storey extension to the rear (Demolition of existing conservatory)	
Address	28, Albany Road, Middlesbrough, TS7 8JN	
<b>23/0528/FUL</b>	<b>06-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	C ARCHER	
Proposal	Single storey extension to rear & single storey flat roof extension to rear with	
Address	THE GRANARY, Ladgate Lane, Middlesbrough, TS5 7YZ	
<b>25/0029/CLD</b>	<b>07-Mar-2025</b>	<b>Approve</b>
Company / Surname	Mr Shamraz Qayyum	
Proposal	Lawful Development certificate for loft conversion to create 2 bedrooms	
Address	12, Wellesley Road, Middlesbrough, TS4 2DJ	
<b>23/0665/FUL</b>	<b>10-Mar-2025</b>	<b>Refused</b>
Company / Surname	Mr Mohammed Rafique	
Proposal	Erection of 2no. 1-bed apartments (demolition of existing building)	
Address	47, Parliament Road, Middlesbrough, TS1 4JW	
<b>24/0548/FUL</b>	<b>10-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Adrian Wakefield	
Proposal	First floor extension to both gables ends	
Address	32, Cedar Drive, Middlesbrough, TS8 9BY	
<b>24/0378/FUL</b>	<b>11-Mar-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Jones	
Proposal	Two storey extension to side (demolition of existing double garage)	
Address	43, Brookfield Avenue, Middlesbrough, Middlesbrough, TS3 8HA	
<b>25/0117/PNH</b>	<b>12-Mar-2025</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mr & Mrs Terry & Jill Bennet	

Proposal Address	Single storey extension to rear (Eaves 2.850m, Length 6.4m, Height 4m) (Demoliti 33, Knaresborough Avenue, Middlesbrough, TS7 8LN	
<b>24/0506/TPO</b>	13-Mar-2025	Approve
Company / Surname	Sanctuary Care	
Proposal	Reduction work 1no. Horse Chestnut, Crown lift 4no. Oak, 3no. Birch, 1no. Sycamo	
Address	114, Guisborough Road, Middlesbrough, TS7 0JA	
<b>25/0052/TPO</b>	13-Mar-2025	Approve with Conditions
Company / Surname	Mr Graham Skelton	
Proposal	Fell 1no. Cherry Tree to rear	
Address	8, Cambridge Avenue, Middlesbrough, TS5 5HQ	
<b>25/0064/TCA</b>	13-Mar-2025	No Objections
Company / Surname	Ms Allison Alexander	
Proposal	Removal of 1no. Sycamore in front garden	
Address	18, Park Road North, Middlesbrough, TS1 3LF	
<b>25/0073/DIS</b>	13-Mar-2025	Full Discharge Conditions
Company / Surname	James Hall & Co. Ltd	
Proposal	Discharge of conditions 8 (Validation report), 12 (Construction of access), 13 (	
Address	Former Roseberry Filling Station, Acklam Road, Middlesbrough	
<b>25/0068/DIS</b>	13-Mar-2025	Full Discharge Conditions
Company / Surname	Mr Tanvir Ellahi	
Proposal	Discharge of condition 3 (Materials) and 5 (nutrient mitigation) on planning app	
Address	6, Meldyke Lane, Middlesbrough, TS8 9AZ	
<b>25/0069/RCON</b>	13-Mar-2025	File Closed
Company / Surname	Redcar & Cleveland Council	
Proposal	Discharge of conditions 26 (Highways Details 1) and 27 (Highways Details 2) of o	
Address	LAND BOUNDED BY TEES DOCK ROAD TO EAST BOLCKOW ROAD INDUSTRIAL ESTATE TO SOUTH EAST ESTON ROAD AND,	
<b>25/0110/EIASCP</b>	13-Mar-2025	Closed
Company / Surname	H2NorthEast	
Proposal	Hydrogen Production Facility (HPF), carbon dioxide capture and compression facil	
Address	Seal Sands, within boundary of Stockton Borough Council and Redcar and Cleveland Borough Council	
<b>24/0503/LBC</b>	14-Mar-2025	Approve with Conditions
Company / Surname	VMA INVESTMENTS LIMITED	
Proposal	Retrospective rebuilding stone parapets, incorporation of steel support, repairs	
Address	390, Newport Road, Middlesbrough, TS5 4BT	
<b>24/0347/FUL</b>	18-Mar-2025	Approve with Conditions
Company / Surname	Thirteen Group	
Proposal	Change of grass land for the creation of 5no. off street car parking spaces	
Address	Land Adjacent to 74, Ash Hill, Middlesbrough, TS8 0SX	
<b>24/0495/FUL</b>	18-Mar-2025	Approve with Conditions
Company / Surname	Mr Ian Atkinson	
Proposal	Installation of 1.8m mesh fencing and access gates, installation of automated ve	
Address	West Parkside Village, Park Road North, Middlesbrough, TS1 3NN	
<b>24/0538/FUL</b>	19-Mar-2025	Approve with Conditions
Company / Surname	Z Zellahi	
Proposal	Single storey extension to rear and porch to front (demolition of existing conse	
Address	85, Low Lane, Middlesbrough, TS5 8EF	
<b>24/0523/MAJ</b>	19-Mar-2025	Approve with Conditions
Company / Surname	AV Dawson Limited	
Proposal	Laying of hardstanding and installation of perimeter fencing (with gate)	
Address	Land to the west of Riverside Park Road.	
<b>25/0031/FUL</b>	19-Mar-2025	Refused
Company / Surname	Mr Imraan Khan	
Proposal	Dormer extension to front & rear	
Address	92, Woodlands Road, Middlesbrough, TS1 3BP	
<b>25/0034/ADV</b>	19-Mar-2025	Approve with Conditions
Company / Surname	Wildstone Estates Limited	
Proposal	1no. internally illuminated hoarding	
Address	Land north of A66, Adjacent to Evans Halshaw, Middlesbrough, TS3 8AB	
<b>25/0131/AMD</b>	20-Mar-2025	Approve
Company / Surname	Thirteen Group	
Proposal	Non-material amendment to alter wording of condition 24 on planning application	
Address	Former Milford House, Portland House, Northfleet avenue & Jupiter Court, Admirals Avenue, Middlesbrough	
<b>24/0243/AMD</b>	21-Mar-2025	Approve



Company / Surname Proposal Address	Miller Homes Ltd Prissick Base, Ladgate Lane/Marton Avenue, Middlesbrough	
<b>25/0027/FUL</b> Company / Surname Proposal Address	25-Mar-2025 InPost UK Retrospective application for siting of InPost Parcel Locker 646, Acklam Road, Middlesbrough	Approve with Conditions
<b>25/0033/FUL</b> Company / Surname Proposal Address	25-Mar-2025 David Ryder Single storey extension to rear 11, Carey Close, Middlesbrough, TS1 5NH	Approve with Conditions
<b>25/0065/FUL</b> Company / Surname Proposal Address	25-Mar-2025 KHAN Single storey extension to rear 175 Victoria Road, Middlesbrough, TS1 3HP	Refused
<b>25/0082/MCON</b> Company / Surname Proposal Address	25-Mar-2025 Middlesbrough Development Corporation Full planning application for Phase 1 of the Gresham redevelopment comprising de Land South of Borough Road, Gresham, Middlesbrough	Closed
<b>25/0087/FUL</b> Company / Surname Proposal Address	25-Mar-2025 Ms Mcahon Single storey extension to side & rear 26, Wellspring Close, Middlesbrough, TS5 8RG	Approve with Conditions
<b>24/0220/FUL</b> Company / Surname Proposal Address	26-Mar-2025 Kaleem Ditta Self Contained attached granny flat 43 Emerson Avenue, Middlesbrough, TS5 7QP	Approve with Conditions
<b>25/0048/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Rose Group Investments Ltd Certificate of lawful use as a 4-bed HMO (C4 use) 61, Warwick Street, Middlesbrough, TS1 4PA	Approve
<b>25/0049/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Rose Group Investments Ltd Certificate of lawful use for 3-bed HMO (C4 use) 33, Kildare Street, Middlesbrough, TS1 4RF	Approve
<b>25/0050/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Rose Group Investments Ltd Certificate of lawful use for 4-bed HMO (C4 use) 17, Caxton Street, Middlesbrough, TS5 6AH	Approve
<b>25/0055/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr James Gray Certificate of lawful use for 3-bed HMO (C4 use) 38, Acton Street, Middlesbrough, TS1 3NF	Approve
<b>25/0056/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr Alaster Gray Certificate of lawful use for 3-bed HMO (C4 use) 23, Laurel Street, Middlesbrough, TS1 3DR	Approve
<b>25/0057/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr Alaster Gray Certificate of lawful use for 4-bed HMO (C4 use) 162, Victoria Road, Middlesbrough, TS1 3HT	Approve
<b>25/0058/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr James Gray Certificate of lawful use for 4-bed HMO (C4 use) 18, Errol Street, Middlesbrough, TS1 3LR	Approve
<b>25/0059/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr James Gray Certificate of lawful use for 4-bed HMO (C4 use) 2, Laurel Street, Middlesbrough, TS1 3DR	Approve
<b>25/0060/CLU</b> Company / Surname Proposal Address	26-Mar-2025 Mr James Gray Certificate of lawful use for 3-bed HMO (C4 use) 75, Essex Street, Middlesbrough, TS1 4PT	Approve

<b>25/0061/CLU</b>	26-Mar-2025	Approve
Company / Surname	Mr James Gray	
Proposal	Certificate of lawful use for 3-bed HMO (C4 use)	
Address	35, Laurel Street, Middlesbrough, TS1 3DR	
<b>25/0062/CLU</b>	26-Mar-2025	Approve
Company / Surname	Mr James Gray	
Proposal	Certificate of lawful use for 3-bed HMO	
Address	22, Upton Street, Middlesbrough, TS1 3NE	
<b>25/0067/CLU</b>	26-Mar-2025	Approve
Company / Surname	Nevaeh Property Management LTD	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	24, Kildare Street, MIDDLESBROUGH, TS1 4RF	
<b>25/0080/CLU</b>	26-Mar-2025	Approve
Company / Surname	mcwood property managment	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	44, Somerset Street, Middlesbrough, TS1 2EF	
<b>25/0104/FUL</b>	26-Mar-2025	Refused
Company / Surname	Mr N Hussain	
Proposal	Single storey extension to side	
Address	7, Appleton Road, Middlesbrough, TS5 5HT	
<b>24/0549/CLU</b>	27-Mar-2025	Approve
Company / Surname	RJD Property Investors	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	194, Crescent Road, Middlesbrough, TS1 4QX	
<b>24/0550/CLU</b>	27-Mar-2025	Approve
Company / Surname	Fisher	
Proposal	Certificate of lawfulness for 4-bed HMO (C4 use)	
Address	43, Meath Street, Middlesbrough, TS1 4RS	
<b>25/0042/FUL</b>	27-Mar-2025	Refused
Company / Surname	Twowood Property Ltd	
Proposal	Conversion of dwellinghouse to 3 bed HMO including extension and alteartion to e	
Address	9 Wylam Street,	
<b>25/0079/CLU</b>	27-Mar-2025	Approve
Company / Surname	MPG Estates Ltd	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	109, Essex Street, Middlesbrough, TS1 4PT	
<b>25/0083/CLU</b>	27-Mar-2025	Approve
Company / Surname	MPG Estates Ltd	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	46, Carlow Street, Middlesbrough, TS1 4SD	
<b>25/0101/CLU</b>	27-Mar-2025	Approve
Company / Surname	Gandesha	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	28, Warwick Street, Middlesbrough, TS1 4NX	
<b>25/0102/CLU</b>	27-Mar-2025	Approve
Company / Surname	Deshpande	
Proposal	Certificate of lawful use for 4-bed HMO (C4 use)	
Address	17, Warwick Street, Middlesbrough, TS1 4NX	
<b>25/0028/COU</b>	31-Mar-2025	Approve with Conditions
Company / Surname	Ajy	
Proposal	Retrospective Change of Use from tyre sales/fitting (Sui-Generis) to MOT Centre	
Address	416 - 418, Marton Road, Middlesbrough, TS4 2PT	
<b>25/0035/COU</b>	31-Mar-2025	Approve with Conditions
Company / Surname	Hannah Rodgers	
Proposal	Change of use of open land to residential curtilage	
Address	19, Poplar Road, Middlesbrough, TS4 3TU	
<b>25/0054/FUL</b>	31-Mar-2025	Approve with Conditions
Company / Surname	Stonebridge Homes LTD	
Proposal	Erection of substation	
Address	Land at Ford Riding Centre, Nunthorpe	
<b>25/0085/FUL</b>	31-Mar-2025	Approve with Conditions
Company / Surname	NHT Solutions LLP	
Proposal	Installation of new plant machinery (1no. Air Handling Unit) and associated fixi	

Address	JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW		
<b>25/0086/FUL</b>	<b>31-Mar-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Serco Limited		
Proposal	Installation of new air handling unit on the existing roof		
Address	JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW		
<b>25/0108/FUL</b>	<b>31-Mar-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Tom Marron		
Proposal	Erection of a single storey extension to rear including Conversion of garage to		
Address	37, The Oval, Middlesbrough, TS5 8EU		
Total Decisions	<b>52</b>	Total Approvals	<b>45</b>
		Total Refusals	<b>7</b>

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