

Start Date	24-Jun-2025	to	23-Aug-2025	PAFRPTCOM1A
Planning Ref	Decision Date	Decision		
<b>25/0234/FUL</b> Company / Surname Proposal Address	<b>24-Jun-2025</b> <b>BOASE</b> <b>Erection of dormer window to front</b> <b>20 Cedar Drive</b>	<b>Approve with Conditions</b>		
<b>25/0242/FUL</b> Company / Surname Proposal Address	<b>25-Jun-2025</b> <b>GAFUR</b> <b>Single storey infill extension to rear (Demolition of existing conservatory)</b> <b>17, Eton Road, Middlesbrough, TS5 5EP</b>	<b>Approve with Conditions</b>		
<b>25/0262/PNH</b> Company / Surname Proposal Address	<b>25-Jun-2025</b> <b>Mr Ace Hussain</b> <b>Single storey extension to rear (Length 4m, Height 3.9m, Eaves 2.725m)</b> <b>29, Fountains Drive, Middlesbrough, TS5 7LW</b>	<b>Prior Notification Not Required/No Obj</b>		
<b>25/0304/AMD</b> Company / Surname Proposal Address	<b>26-Jun-2025</b> <b>Mrs Stacy Coleman-White</b> <b>Non-material amendment to planning application 25/0071/FUL to alter the layout o</b> <b>3, Woodhay Avenue, Middlesbrough, TS5 4QD</b>	<b>Approve</b>		
<b>25/0208/FUL</b> Company / Surname Proposal Address	<b>27-Jun-2025</b> <b>Richard</b> <b>Two storey extension to side including alterations to existing dwelling (demolit</b> <b>The Red House Cottage, Church Lane, Middlesbrough, TS7 0PD</b>	<b>Approve with Conditions</b>		
<b>25/0210/FUL</b> Company / Surname Proposal Address	<b>27-Jun-2025</b> <b>David Porter</b> <b>Two storey extension to rear and single storey extension to side/rear.</b> <b>38 Chandlers Ridge, Middlesbrough, TS7 0JL</b>	<b>Approve with Conditions</b>		
<b>25/0252/DIS</b> Company / Surname Proposal Address	<b>27-Jun-2025</b> <b>Claire Bell</b> <b>Discharge of conditions 3 (Details of Roads, Footpaths and Open Spaces Required)</b> <b>Land at Newham Hall, Coulby Newham</b>	<b>Part Discharge Conditions</b>		
<b>25/0330/DIS</b> Company / Surname Proposal Address	<b>27-Jun-2025</b> <b>Claire Bell</b> <b>Part discharge of condition 5 (Method of works statement) on planning applicatio</b> <b>Land at Newham Hall, Coulby Newham</b>	<b>Part Discharge Conditions</b>		
<b>24/0524/FUL</b> Company / Surname Proposal Address	<b>30-Jun-2025</b> <b>KHAN</b> <b>Two storey extension to side including hardstanding to front</b> <b>17, Cambridge Road, Middlesbrough, TS5 5NG</b>	<b>Refused</b>		
<b>25/0203/FUL</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>Miss Jane Sherwood</b> <b>Two storey extension to rear including installation of flue</b> <b>40, Lord Close, Middlesbrough, TS5 8FF</b>	<b>Approve with Conditions</b>		
<b>25/0245/ADV</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>WM Morrisons</b> <b>Retrospective installation of 11no. click &amp; collect signage</b> <b>Morrisons, Ormesby Road, Middlesbrough, TS3 7RP</b>	<b>Approve with Conditions</b>		
<b>25/0275/FUL</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>Mr Stewart Cousins</b> <b>Single storey extensions to front and rear including new roof and increase attic</b> <b>Oak Tree Cottage, Gunnergate Lane, Middlesbrough, TS8 0TE</b>	<b>Approve with Conditions</b>		
<b>25/0318/DIS</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>Thirteen Group</b> <b>Part discharge of condition 15 (Land contamination) to plots 10 to 14 and 73 to</b> <b>Former Milford House, Portland House, Northfleet Avenue &amp; Jupiter Court, Admirals Avenue, Middlesbrough</b>	<b>Part Discharge Conditions</b>		
<b>25/0319/RCON</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>Redcar &amp; Cleveland Council</b> <b>Application for the approval of reserved matters (appearance, landscaping, layou</b> <b>LAND BOUNDED BY EDGE OF NWL BRAN SANDS TREATMENT PLANT AND FORMER ICI LANDFILL TO SOUTH WEST,;, REDCA</b>	<b>No Objections</b>		
<b>25/0327/DIS</b> Company / Surname Proposal Address	<b>01-Jul-2025</b> <b>Stonebridge Homes LTD</b> <b>Discharge of conditions 20 (Traffic Regulation Order) and 29 (Renewable energy)</b> <b>Land at Ford Riding Centre, Nunthorpe, Middlesbrough</b>	<b>Full Discharge Conditions</b>		

<b>25/0143/ADV</b>	<b>02-Jul-2025</b>	<b>Approve with Conditions</b>
Company / Surname	CVS (UK) Ltd	
Proposal	Installation of 1no. internally illuminated fascia sign	
Address	UNIT 3, South Bank Road, MIDDLESBROUGH, TS3 8AN	
<b>25/0180/FUL</b>	<b>03-Jul-2025</b>	<b>Approve with Conditions</b>
Company / Surname	John Echlin	
Proposal	Single storey extension to rear (Demolition of existing conservatory)	
Address	5, The Grove, Middlesbrough, TS7 8AB	
<b>25/0183/CLU</b>	<b>04-Jul-2025</b>	<b>Approve</b>
Company / Surname	New Hall Park Properties Ltd	
Proposal	Certificate of lawful use for 3 bed HMO	
Address	7, Falmouth Street, Middlesbrough, TS1 3HL	
<b>25/0195/CLU</b>	<b>04-Jul-2025</b>	<b>Approve</b>
Company / Surname	New Hall Park Properties Ltd	
Proposal	Certificate of Lawfulness for an existing use of the property as a 3 bed House i	
Address	15 , Teak Street, Middlesbrough, Middlesbrough, TS1 3EF	
<b>25/0235/CLU</b>	<b>04-Jul-2025</b>	<b>Approve</b>
Company / Surname	GG-865-902 Limited	
Proposal	Certificate of lawful use for HMO	
Address	48, Enfield Street, Middlesbrough, TS1 4EH	
<b>25/0138/FUL</b>	<b>07-Jul-2025</b>	<b>Approve with Conditions</b>
Company / Surname	David Collighan	
Proposal	Single storey extension to rear and store to the side	
Address	22, Comfrey, Middlesbrough, TS8 0XT	
<b>25/0263/FUL</b>	<b>07-Jul-2025</b>	<b>Refused</b>
Company / Surname	Mr Rashad Mohamad	
Proposal	First floor extension to rear and conversion of garage to habitable room	
Address	64, Staindrop Drive, Middlesbrough, TS5 8NX	
<b>25/0288/FUL</b>	<b>07-Jul-2025</b>	<b>Refused</b>
Company / Surname	Twowood Property Ltd	
Proposal	Demolition of existing garage and erection of single storey extension to form ha	
Address	9, Wylam Street, Middlesbrough, TS1 4ES	
<b>22/0160/COU</b>	<b>08-Jul-2025</b>	<b>Refused</b>
Company / Surname	HMS Estates	
Proposal	Conversion of Terraced house into 2 no Student Flats (Sui Generis Class)	
Address	40, Aire Street, Middlesbrough, TS1 4PQ	
<b>25/0218/CLU</b>	<b>08-Jul-2025</b>	<b>Approve</b>
Company / Surname	Mr Sajid Rafi	
Proposal	Certificate of lawful use for 5 bed HMO	
Address	4, Ayresome Park Road, Middlesbrough, TS5 6AR	
<b>25/0301/PNH</b>	<b>08-Jul-2025</b>	<b>Prior Notification Not Required/No Obj</b>
Company / Surname	Mrs Susan Marsay	
Proposal	Single storey extension to rear (Length 6m, Height 3.44m, Eaves 2.56m)	
Address	95, Penistone Road, Middlesbrough, TS3 0EE	
<b>21/0096/DIS</b>	<b>09-Jul-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Mr Michael McAvoy	
Proposal	Discharge of condition 12 (Surface Water Design & Strategy), condition 13 (Foul	
Address	Land At Hemlington Grange	
<b>25/0354/AMD</b>	<b>09-Jul-2025</b>	<b>Approve</b>
Company / Surname	Barratt Homes	
Proposal	Non-material amendment to planning application 24/0215/VAR alter position of plo	
Address	Land North of Dixons Bank, Middlesbrough, TS7 0PW	
<b>22/0641/DIS</b>	<b>10-Jul-2025</b>	<b>Full Discharge Conditions</b>
Company / Surname	Miller Homes Teesside	
Proposal	Reserved matters for the erection of 72 dwellings and garages with associated ac	
Address	Land off Marton Avenue, Middlesbrough	
<b>25/0278/COU</b>	<b>10-Jul-2025</b>	<b>Approve with Conditions</b>
Company / Surname	HALL CONSULTANTS LTD	
Proposal	Change of use from guest suite to 1no. bed apartment	
Address	Victoria Apartments, Park Road North, Middlesbrough, TS1 3NL	
<b>23/0254/PNR</b>	<b>11-Jul-2025</b>	<b>Deemed consent</b>
Company / Surname	Mr P Kumar	
Proposal	Prior notification for change of use of first floor only from Commercial (Use Cl	

Address	271A, Acklam Road, Middlesbrough, TS5 7BP	
<b>24/0535/FUL</b>	15-Jul-2025	Refuse and enforce
Company / Surname	Mr Simon & Paul Weightman	
Proposal	Change of use from agricultural land (Sui Generis) to temporary residential acco	
Address	Land to North of Stainsby Farm House, Middlesbrough	
<b>25/0259/FUL</b>	15-Jul-2025	Approve with Conditions
Company / Surname	Mr Wayne Hall	
Proposal	Erection of single storey building to rear	
Address	13, Stoneyhurst Avenue, Middlesbrough, TS5 4RE	
<b>25/0311/PNH</b>	15-Jul-2025	Prior Notification Not Required/No Obj
Company / Surname	Mr Neil Davison	
Proposal	Single storey extension to rear (Length 6m, Height 3.7m, Eaves 2.2m)	
Address	15, Ridley Avenue, Middlesbrough, TS5 7AL	
<b>25/0250/DIS</b>	16-Jul-2025	Part Discharge Conditions
Company / Surname	Thirteen Housing Group	
Proposal	Part discharge of condition 15 (Noise/Air Quality Assessment and Land Contaminat	
Address	Former Milford House, Portland House, No	
<b>25/0273/FUL</b>	16-Jul-2025	Approve with Conditions
Company / Surname	Sean Catterick	
Proposal	Single storey rear extension to rear	
Address	6, Lycium Close, Middlesbrough, TS7 8RS	
<b>25/0286/FUL</b>	16-Jul-2025	Approve with Conditions
Company / Surname	Mr Malcolm Bruton	
Proposal	Extension of cricket court including training nets	
Address	Middlesbrough Rugby And Cricket Clubs, Green Lane, Middlesbrough, TS5 7SL	
<b>25/0303/FUL</b>	16-Jul-2025	Approve with Conditions
Company / Surname	Mr Haroon Hussain	
Proposal	Retrospective single storey extension to side and rear (Demolition of existing si	
Address	1 Marton Avenue, Middlesbrough, TS4 3SQ	
<b>25/0298/FUL</b>	21-Jul-2025	Approve with Conditions
Company / Surname	Middlesbrough Council	
Proposal	Installation of locomotive on roundabout	
Address	Roundabout at Riverside Park Road & Ironmasters Road	
<b>25/0309/FUL</b>	22-Jul-2025	Approve with Conditions
Company / Surname	Lingfield College and SEN Inclusion HUB	
Proposal	Installation of 2no. containers	
Address	1a Letitia Street, Middlesbrough, TS5 4BE	
<b>25/0095/PNO</b>	25-Jul-2025	Prior Notification Not Required/No Obj
Company / Surname	Mr Mike Milen	
Proposal	Change of use from retail unit to 1no. 2 bedroom flat	
Address	25 Shelton Court, Middlesbrough, TS3 9PD	
<b>25/0204/FUL</b>	28-Jul-2025	Approve with Conditions
Company / Surname	Mr Ian Atkinson	
Proposal	Erection of fencing	
Address	King Edwards Square, Middlesbrough, TS1 3FG	
<b>25/0383/AMD</b>	28-Jul-2025	Approve
Company / Surname	Thirteen Group	
Proposal	Non-material amendment to planning application 24/0214/MAJ to alter the descript	
Address	Land off Cargo Fleet Lane - former Fleet	
<b>24/0528/FUL</b>	29-Jul-2025	Approve with Conditions
Company / Surname	Mr Shameem Issa	
Proposal	Single storey extension to rear	
Address	105, Chalford Oaks, Middlesbrough, TS5 8QQ	
<b>25/0313/FUL</b>	29-Jul-2025	Refused
Company / Surname	Michael Glasby	
Proposal	Single storey extension to front	
Address	7, Cremorne Close, Middlesbrough, TS7 8RE	
<b>25/0320/FUL</b>	29-Jul-2025	Approve with Conditions
Company / Surname	Mr Chris Lynch	
Proposal	Two storey extension to side	
Address	43, Cranbrook, Middlesbrough, TS8 9XH	
<b>25/0215/FUL</b>	31-Jul-2025	Approve with Conditions
Company / Surname	The Junction Foundation	

Proposal Address	Erection of new modular-built Community facility Greenfield Site, Off Cass House Road, Opposite Hemlington Recreation Centre	
<b>25/0272/FUL</b>	<b>31-Jul-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Josh Smith	
Proposal	Single storey rear extension to rear	
Address	588, Acklam Road, Middlesbrough, TS5 8BG	
<b>25/0315/FUL</b>	<b>31-Jul-2025</b>	<b>Refuse and enforce</b>
Company / Surname	Mr Ed Walker	
Proposal	Retrospective erection of garage to side	
Address	1, Pennyman Way, Middlesbrough, TS8 9BL	
<b>25/0274/FUL</b>	<b>01-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Gary Palmer	
Proposal	Two storey extension to rear	
Address	16, Levick Crescent, Middlesbrough, TS5 4RJ	
<b>25/0277/COU</b>	<b>01-Aug-2025</b>	<b>Refused</b>
Company / Surname	Mr Safraz Hussain	
Proposal	Change of use from dwelling to 4 bed HMO	
Address	9, Chesham Street, Middlesbrough, TS5 6BS	
<b>25/0293/FUL</b>	<b>01-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Michael Dalton	
Proposal	Single storey extension to rear including installation of a flue (Demolition of	
Address	59, Blairgowrie, Marton, Middlesbrough, TS8 9XU	
<b>25/0116/COU</b>	<b>04-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Consistent Care LTD	
Proposal	Change of use from dwelling (C3) to childrens care home (C2)	
Address	5 Eastwood Road	
<b>25/0296/FUL</b>	<b>04-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Thomas Russell	
Proposal	Single storey extension and erection of garage to rear (Demolition of existing s	
Address	24, Clarence Road, Middlesbrough, TS7 0DA	
<b>25/0316/FUL</b>	<b>04-Aug-2025</b>	<b>Refuse and enforce</b>
Company / Surname	Miss Jade Wilson	
Proposal	Retrospective replacement of timber sash windows to UPVC windows	
Address	3, Linden Grove, Middlesbrough, TS5 5NF	
<b>25/0332/CLD</b>	<b>04-Aug-2025</b>	<b>Refused</b>
Company / Surname	Mr Rizwan Wajid	
Proposal	Certificate of lawful development for replacement of existing garage roof	
Address	9, Chester Street, Middlesbrough, TS1 4NW	
<b>25/0165/FUL</b>	<b>05-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Nigel Garton	
Proposal	Erection of 3no. Padel courts with building enclosure	
Address	Tennis World, Marton Road, Middlesbrough, TS4 3SA	
<b>25/0290/FUL</b>	<b>05-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mr Gareth Codling	
Proposal	Retrospective installation of 10no. Solar panels to the roof	
Address	51, Applegarth, Middlesbrough, TS8 0UY	
<b>25/0302/FUL</b>	<b>06-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Mrs A Rizwan	
Proposal	Part demolition of retrospective erection of single storey extension to rear	
Address	4, Marlsford Grove, Middlesbrough, TS5 8PH	
<b>25/0163/FUL</b>	<b>11-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Ross Catterick	
Proposal	Two storey extension to side	
Address	12, Paddock Wood, Middlesbrough, TS8 0SA	
<b>25/0335/FUL</b>	<b>11-Aug-2025</b>	<b>Approve with Conditions</b>
Company / Surname	Pearson	
Proposal	Replacement of upvc windows and timber door at first floor, with new sash window	
Address	57, The Avenue, Middlesbrough, TS5 6QU	
<b>25/0339/CLU</b>	<b>11-Aug-2025</b>	<b>Approve</b>
Company / Surname	Student Property Investments Ltd	
Proposal	Certificate of lawful use for House in Multiple Occupation	
Address	62 , Acton Street, Middlesbrough, Middlesbrough, TS1 3NA	
<b>25/0340/CLU</b>	<b>11-Aug-2025</b>	<b>Approve</b>

Company / Surname	Student Property Investments Ltd		
Proposal	Certificate of lawful use for House in Multiple Occupation		
Address	21, Upton Street, Middlesbrough, TS1 3NE		
<b>25/0344/FUL</b>	<b>11-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Hide		
Proposal	Single storey extension to rear		
Address	30, Ayton Meadows, Middlesbrough, TS7 0AY		
<b>25/0266/FUL</b>	<b>12-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Mark Wright		
Proposal	Single storey rear extension to existing detached garage		
Address	7, Clover Field Road, Middlesbrough, TS8 9FP		
<b>25/0133/FUL</b>	<b>18-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Nicholas Graham		
Proposal	Replacement of slate roof to front & rear, replacement wooden door and frame, wi		
Address	18, Limes Road, Middlesbrough, TS5 6RQ		
<b>25/0337/FUL</b>	<b>18-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Mr Graeme Dixon		
Proposal	Single storey extension to rear (demolition of existing conservatory)		
Address	36, Barberry, Middlesbrough, TS8 0XG		
<b>24/0348/FUL</b>	<b>20-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Thirteen Group		
Proposal	The proposal is to modify the grass land and existing off street parking to incr		
Address	1, Gough Close, Middlesbrough, TS1 5NF		
<b>24/0399/DIS</b>	<b>21-Aug-2025</b>	<b>Full Discharge Conditions</b>	
Company / Surname	Katie Purdam		
Proposal	Discharge of conditions 4 (Retaining walls) and 22 (PROW dedication plan) on pla		
Address	Land subject of planning permission 22/0, Land at Ford Close Riding Centre, Brass Castle Lane, Marton in Cleveland, Midd		
<b>24/0449/DIS</b>	<b>21-Aug-2025</b>	<b>Full Discharge Conditions</b>	
Company / Surname	FORDY FARMS (INGLEBY) LTD		
Proposal	Discharge of conditions 4 (Roads, footpaths and adoptable open spaces), 6 (Metho		
Address	Grey Towers Farm Cottages, Stokesley Road, Nunthorpe, Middlesbrough, Middlesbrough, TS7 0NE		
<b>24/0502/DIS</b>	<b>21-Aug-2025</b>	<b>Full Discharge Conditions</b>	
Company / Surname	FORDY FARMS (INGLEBY) LTD		
Proposal	Discharge of conditions 8 (Surface water drainage scheme) and 9 (Surface water d		
Address	Grey Towers Farm Cottages, Stokesley Road, Nunthorpe, Middlesbrough, TS7 0NE		
<b>25/0393/DIS</b>	<b>21-Aug-2025</b>	<b>Part Discharge Conditions</b>	
Company / Surname	Esh Living		
Proposal	Discharge of condition 24 (Contaminated Land Validation Report) for plots M17-M3		
Address	Cleared site known as Grove Hill. Bound		
<b>25/0350/COU</b>	<b>22-Aug-2025</b>	<b>Approve with Conditions</b>	
Company / Surname	Mr C Pickering & Miss T Sullivan		
Proposal	Change of use from greenspace to residential curtilage		
Address	Land Adjacent to, 5 Robertson Close & 23 Parnaby Way		
Total Decisions	73	Total Approvals	63
		Total Refusals	10