
APPLICATION DETAILS

Application No:	25/0190/MAJ
Location:	Land of the former Turford Avenue Social Club, Turford Avenue, Middlesbrough, TS3 9AT
Proposal:	Erection of 10no. bungalows including associated works and landscaping
Applicant:	Mr Steve Owen
Agent:	Fahim Farooqui, Total Planning Solutions (UK Ltd
Ward:	Brambles/Thorntree
Recommendation:	Approve Conditionally

SUMMARY

Planning permission is sought for the construction of ten bungalows on the site of the former Turford Avenue Social Club.

The principle of the proposed development is considered to be acceptable, being residential development in an area with established residential properties. The design, layout and arrangement of the bungalows are all deemed to be of a good quality that is in accordance with the relevant local and national policies.

Neighbouring properties and technical services have been consulted and no objections have been raised.

Given the above, it is the officer view that the development sought by the application be approved conditionally.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is a roughly rectangular-shaped site located on the eastern side of Turford Avenue. It is the site of the former Turford Avenue social club, which has since been demolished and the site cleared. Burnholme Avenue wraps around the north and east of the site, with the southern boundary being shared with an adjacent place of worship (the Church of Jesus Christ of Latter-day Saints).

Planning permission is sought for the construction of ten single-storey dwellings with associated hardstanding and landscape works.

The layout can be described as two lines of residential properties, which are positioned back-to-back with the front elevations facing east and west. Two pairs of semi-detached properties and a detached property would face west onto Turford Avenue and the same would face east onto Burnholme Avenue.

The proposals would provide two off-street parking spaces per dwelling.

Boundary treatments would be varied across the site, with decorative low brick wall and railings fronting all properties, 2.0-metre high timber fencing to separate rear gardens and 1.0 metre high timber fencing round the BNG planting area.

The dwellings would be constructed in traditional materials to complement the surrounding residential properties.

PLANNING HISTORY

There is no relevant planning history with the application site.

PLANNING POLICY

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

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

Middlesbrough Local Plan

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

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

Housing Local Plan (2014)

- H1 Spatial Strategy
- H11 Housing Strategy
- CS17 Transport Strategy

Tees Valley Joint Minerals & Waste DPDs (2011)

- MWC4 Safeguarding of Minerals Resources from Sterilisation
- MWP1 Waste Audits

Core Strategy DPD (2008)

- CS4 Sustainable Development
- CS5 Design
- CS18 Demand Management
- CS19 Road Safety
- DC1 General Development

Supplementary Planning Documents

- Middlesbrough Urban Design SPD

Other Relevant Policy Documents

- Tees Valley Design Guide and Specification – Residential and Industrial Estates Development

In addition to this, the Council is reviewing its Local Plan and the Publication Local Plan (PLP), approved by the Council on 5 March 2025. The National Planning Policy Framework sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework. It is considered that some weight may be given to PLP policies in the determination of any subsequent planning application. The following policies from the PLP are considered to be applicable.

ST1 – Development Strategy
ST2 – Spatial Strategy
CR1 – Creating Quality Places
CR2 – General Development Principles
CR3 – Sustainable and High Quality Design

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.

<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Public Consultation

The application was subject to the standard notification of neighbouring properties, which included a letter drop to 47 different addresses. Site notices were also displayed at strategic locations around the site. After the consultation period, there were no comments, objections or other representations received.

Summary of Public Responses

Number of original neighbour consultations	47
Total numbers of comments received	0
Total number of objections	0
Total number of support	0
Total number of representations	0

Although no representations were submitted by any neighbouring property, Councillor Graham Wilson requested that the application be considered by Members of the Planning Committee. The request was ultimately accepted.

Responses from Internal Technical Consultees

MBC Planning Policy – No objections

The principle of residential development on this site accords with the relevant Development Plan Policies.

MBC Environmental Health – No objections

No issues subject to a condition relating to a site investigation and any necessary remediation works.

MBC Waste Policy – No objections
No objections to the proposed scheme.

MBC Highways – No objections
No objections with the proposed scheme, which is likely to result in fewer vehicle movements and parking demand than the previous social club. Conditions recommended for car and cycle parking to be laid out, and a method of works statement to be provided.

Responses from External/Statutory Consultees

Northern Gas Networks – No objections
No objections, although in the event of planning approval, the promoter of the works should discuss the proposals in detail as they may affect apparatus.

Northumbrian Water – No comments received

Natural England – No objections
No objections subject to appropriate mitigation being secured.
It is considered that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Teesmouth & Cleveland Coast Special Protection Area and Ramsar Site
- damage or destroy the interest features for which Teesmouth and Cleveland Coast Site of Special Scientific Interest has been notified.

Cleveland Fire Brigade – No objections
Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.
Recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Secured By Design – No objections
Recommends that the applicant actively seek Secured by Design accreditation. If full accreditation is not achievable, some of the measures to reduce the opportunities for crime and anti-social behaviour should be incorporated.

PLANNING CONSIDERATION AND ASSESSMENT

Principle of Residential Development

1. Within the Council's Local Plan and on the adopted Proposals Map, the application site is not allocated for any specific purpose. The application for 10 dwellings and associated works shall be considered against the relevant Development Plan policies.

2. Policy H1 advises that windfall development need to be sited within the urban area, satisfy the requirements for sustainable development contained in Policy CS4 and demonstrate how they contribute to the spatial vision and objectives of the Housing Local Plan. The application site, which has recently been cleared having previously accommodated a social club, is located within the urban area within an area of established

residential properties to the north and east as well as various institutional uses (places of worship, educational establishments) to the south.

3. Objective 1 of the Housing Local Plan is to stabilise population decline through the creation of sustainable communities that create an attractive environment to retain the population in the town. The application site has been vacant and neglected for a number of years and is considered to detract from the visual amenity of the area. The redevelopment of the site will bring back a level of security to the land and is expected to significantly improve the local environment. It is considered that the proposals would comply with the requirements of H1 and the relevant Objective of the Local Plan.

4. Policy H11 sets out the housing strategy for the borough. In East Middlesbrough, the policy seeks to diversify tenure and mix to create a more balanced housing stock. It is noted that East Middlesbrough is an area of predominantly social housing. The proposed development for bungalows will assist in creating a more balanced housing stock in the local area and in diversifying an area of predominantly social housing. Policy H11 is deemed to be complied with.

5. Moreover, H12 sets out the need to supply good quality affordable housing in the town. However, this Policy relates to housing developments within the wards of Acklam, Brookfield, Coulby Newham, Hemlington, Kader, Ladgate, Marton, Marton West, Nunthorpe and Stainton & Thornton. Given the location of the application, this Policy is considered not to be applicable.

6. The site is identified on the Proposals Map as being within the safeguarding area for salt and gypsum. Policy MWC4 allows non-mineral development where the need for development outweighs the need for the mineral resources. The development of housing and regeneration of a vacant site is considered to outweigh the need for the minerals, which are a relatively widespread resource.

7. Policy CS4 requires all development to contribute to achieving sustainable development, which includes, where relevant, (criterion g) being located so that services and facilities are accessible on foot, bicycle, or by public transport, (criterion h) making the most efficient use of land with priority being given to development on previously developed land, in particular vacant sites, and (criterion j) ensuring that green infrastructure is protected. The application site is previously-developed land and is located within recognised walking distances of Marshall Avenue Local Centre and bus stops along Longlands Road and Cargo Fleet Lane.

8. Given the above considerations, it is deemed that the principle of residential development on the site is acceptable and in line with the relevant criteria of local Policies H1, H11 and CS4.

Appraisal of Proposed Development

9. Paragraph 135 of the National Planning Policy Framework states that 'planning decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to local character, including the surrounding built environment and landscape setting; and, establish a strong sense of place, using building types and materials to create attractive and distinctive places to visit'.

10. Policy CS5 requires all development proposals to secure a high standard of design that is well integrated with the immediate and wider context, create a safer and attractive

environment, and to ensure a quality of new development that enhances the built and natural environment. Policy CS4 requires all development proposals to deliver development of a high quality design that contributes to improvements in the quality of the townscape. Core Strategy Policy DC1 attaches great importance to the visual appearance and layout of development and its relationship with the surrounding area in terms of scale, design, amenities of occupiers of nearby properties and the use of materials. With many residential properties in the area, albeit some to the west that are under construction, it is important that the potential impacts on nearby occupiers are deemed to be acceptable.

11. The proposal includes one type of house design, which accommodates two bedrooms and has an internal floorspace measuring 63 square metres. As the nationally described space standards require three-person two-bedroom bungalows to provide a minimum of 61 square metres of space, the proposed bungalows are considered to be compliant.

12. For plots 1-4 and 6-9, the house type forms semi-detached properties, whereas for plots 5 and 10, it is a detached property. The computer generated imagery in the supporting documents show the dwellings to have a fairly traditional appearance, with brickwork elevations and gable roof detailing. Whilst there are no particular design features or specific detailing, the dwellings are considered to have a level of quality that could be supported in this area. A condition is recommended requiring samples of the proposed materials to be used in the construction of the dwellings to be submitted for approval prior to development taking place.

13. To the front of the dwellings, there are decorative brick walls fronting the roads, with railings in between pillars. In the rear gardens, standard timber fencing lines separates the boundaries. Each property has a moderate sized garden which is shown to be finished with soft landscaping. It is considered that all hard and soft landscaping within the site could be secured by condition.

14. When considering a proposed development of this size and scale, the potential impact of the development on the character and appearance of the area must be taken into account, which should be maintained or enhanced. The existing site, which comprises of a neglected and vacant plot of land within a relatively dense urban environment, is deemed to be having a detrimental effect upon the area. The key aspects would be along Turford Avenue and Burnholme Avenue where five dwellings would face onto the respective highways.

15. The western side of the application site faces Turford Avenue where five dwellings would continue the run of properties that face the highway, which is considered to be an acceptable arrangement. The additional vehicular movements along Turford Avenue would bring about a more active street frontage, without creating excessive movements.

16. The eastern side of the application site faces onto a road that has a rear alley feel to it, as it only provides access to rear gardens and garages of existing properties along Marshall Avenue and Burnholme Avenue. The rear boundaries of existing properties to the north and east face the development site, where two-metre-high close boarded timber fencing create a somewhat closed and inactive streetscene. The layout of five new dwellings fronting this closed environment is likely to improve natural surveillance for existing and future residents and create a generally safer environment through additional pedestrian and vehicular movement.

17. However, given the location of the proposed bungalows along Burnholme Avenue being within this closed environment, it is considered that certain Secured by Design principles should be incorporated across the site as a minimum in order to provide appropriate levels of security for future residents. A condition is, therefore, recommended requiring particular Secured by Design measures to be met for windows/doors and lighting.

18. Although there are few bungalows in the local area to provide an appropriate comparison, the footprint of the individual dwellings would be deemed acceptable and not out of character with the footprints of houses in the area. The proposed development is at a moderate density and reflects the densities of housing estates in the area. The introduction of new housing would be considered to significantly enhance the appearance of the site within the local area as well as the respective street frontages.

19. In addition to the policies, the Council's Urban Design SPD provides guidance for development proposals and advises on their general layout and appropriate separation distances in order to safeguard the privacy and outlook of primary room windows. Amongst these required distances, the SPD advises a minimum unobstructed distance of 14 metres between principal room windows where buildings are single storey, which is the case here. It states that new development should look to strengthen and reinforce the locally distinctive identity, avoiding bland and contextless design that may lead to 'anywhere' developments.

20. In the proposed scheme, the proposed dwellings are roughly positioned back-to-back in two linear rows. The rear elevations of Plots 1-5 along Turford Avenue would be separated from the rear elevations of Plots 6-10 along Burnholme Avenue by a distance of approximately 16 metres. With this separation distances being in excess of the recommended standards, it is the planning view that these are acceptable and should result in a development offering good levels of living conditions for future residents. To the north and east are existing houses along Marshall Avenue and Burnholme Avenue respectively, whereby the separation distances are well in excess of the required standards which is considered to safeguard residential amenity of existing occupiers. Separation distances between the proposed dwellings and the existing dwellings in the area are in line with the Design Guide.

Future Permitted Development Rights

21. Officers have worked proactively with the developer to achieve the current scheme and get it to a position in which the proposals can be supported. To ensure the proposals remain in an acceptable form and layout, consideration is given to removing various permitted development rights within the General Permitted Development Order.

22. With tandem parking arranged to the side of most units, it is considered that the permitted development right to extend beyond the side elevation (Class A, paragraph j) should be restricted by condition. The ability to extend to the side would be considered to significantly compromise the approved parking arrangements and potentially lead to the construction of hardstanding at the front and removal of soft landscaping, which would be deemed detrimental to the visual amenities of the area. In a similar vein, permitted development rights to introduce areas of hardstanding to the front (Class F) are also recommended to be restricted by condition.

23. Given the density of plots and relatively small footprints of each house, it is considered necessary to restrict the right to extend beyond the rear elevation of each house by up to 6 metres and 8 metres (Class A, paragraph g). The right to extend up to 3 metres (Class A, paragraph f) is deemed to be acceptable and should enable residential amenities to be reasonably safeguarded. Similarly, given the relatively small size of the properties, the

permitted development right to introduce dormers (Class B) is also recommended to be restricted as this would reasonably safeguard privacy.

24. The permitted development right to construct outbuildings (Class E) potentially allows unreasonably large extensions in all gardens which are deemed to be moderate in size. Given the relatively dense nature of the development, the construction of large outbuildings in all gardens could be problematic, so it is considered reasonable to restrict this permitted development right also.

Highways Considerations

25. Policy CS17 requires development to be located where it will not have a detrimental impact on the operation of the strategic transport network. Policy CS18 requires that the amount of private car parking is restricted in accordance with the Tees Valley Design Guide and Specification.

26. Given the relatively small scale of development and assessing the traffic generation and parking demands associated with the social club that previously occupied the site, it is likely that the development will result in less vehicle movements and parking demand. Each property has an allocation for two off-street parking areas, which is in accordance with the Tees Valley Highways Design Guide standards for developments of this type.

27. Policy CS19 advises that new development should include a package of measures to discourage car use and encourage sustainable transport choices. Given the small scale of development and the sustainable location of the site within range of local facilities and frequent public transport within nationally recognised walking distances, it is not considered necessary to seek a package of measures.

28. As referenced earlier, five dwellings will front and be served from dropped crossings onto Burnholme Avenue and the remaining five served by dropped crossings onto Turford Avenue. Turford Avenue to the front of the proposed dwellings is not public highway and, as such, is not the responsibility of the Highway Authority. No consents are required from the Highway Authority for resurfacing nor for the creation of dropped kerbs or alterations to the highway and these are private matters. Burnholme Avenue is public highway and conditions/informatives are advised to the granting of any planning consent covering the alteration of the highway and the resurfacing of the footways to the site frontage.

29. Overall, with the good links to sustainable transport and the low levels of traffic generation unlikely to impact on the highway network, the proposals would be considered acceptable in highways terms. There are no objections from a highways perspective subject to conditions being imposed to secure car and cycle parking, and a method of works statement.

Flood Risk and Drainage

30. The application site is entirely located within Flood Zone 1 which is classified by the Environment Agency as an area which has a low possibility of flooding. A condition is recommended to achieve suitable sustainable drainage across the site.

Nutrient Neutrality

31. Nutrient neutrality relates to the impact of new development on the Teesmouth and Cleveland Coast Special Protection Area (SPA) (and Ramsar Site) which Natural England now consider to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the SPA. It is understood that this has arisen from developments and operations that discharge or result in nitrogen into the catchment of the

River Tees. Whilst it is understood that this will include farming activities and discharge from sewage treatment works, it also relates to waste water from development. New development has the ability to exacerbate this impact. Natural England has advised that only development featuring overnight accommodation (houses, student accommodation, hotels etc) should be deemed to be in scope for considering this impact, although this is generic advice and Natural England have since advised that other development where there is notable new daytime use could also be deemed to have an impact, which may require mitigating. As with all planning applications, each has to be considered on its own merits. Furthermore, it is recognised as being particularly difficult to accurately define a precise impact from development in relation to nutrient neutrality given the scale of other influences. Notwithstanding this, the Planning Authority need to determine applications whilst taking into account all relevant material planning considerations.

32. The Local Planning Authority must consider the nutrient impacts of any development within the SPA catchment area, which is considered 'in-scope development' and whether any impacts may have an adverse effect on its integrity that requires mitigation. If mitigation is required, it will be necessary to secure it as part of the application decision unless there is a clear justification on material planning grounds to do otherwise.

33. In-scope development generally includes, but is not limited to, new homes, student accommodation, care homes, tourism attractions and tourist accommodation, as well as permitted development (which gives rise to new overnight accommodation). It also includes agriculture and industrial development that has the potential to release additional nitrogen and / or phosphorous into the system. Other types of business or commercial development, not involving overnight accommodation, will generally not be in-scope unless they have other (non-sewerage) water quality implications.

34. The existing or former use of the site is community use, so the proposed development will lead to an increase in population and will have a greater impact with regards to nitrate generation/pollution over and above the existing use. As such, a Likely Significant Effect cannot be ruled out. Appropriate Assessment is required to assess the impact of the proposed development.

35. Employing the Nutrient calculator produced by Natural England identifies that the development would generate 10.15 Kg TN/year. For the proposed development to be considered acceptable, it is necessary for the applicant to demonstrate that they are capable of mitigating the impacts of the development. Throughout the course of the application, the applicant has applied to Natural England for mitigation credits and their application has been successful. The applicant has supplied the Local Planning Authority with a copy of their provisional Nutrient Credit Certificate.

36. The proposed mitigation is considered to be acceptable for this development, subject to the provisional Nutrient Credit Certificate becoming a final Nutrient Credit Certificate. In addition, Natural England has been consulted and has no objections to the proposals subject to the final Nutrient Credit Certificate. It is the planning view that this could be controlled by a pre-commencement condition in the event of approval, which would require a copy of the final Nutrient Credit Certificate to be sent to the Local Planning Authority prior to any works commencing on site.

37. It is considered that the proposed development will not have an unacceptable impact in terms of nitrate generation/pollution as the applicant has been able to demonstrate acceptable mitigation. On this basis, the scheme could be considered acceptable.

Ecology and Biodiversity Net Gain

38. Since April 2024, Biodiversity Net Gain (BNG) has become a mandatory requirement under Schedule 7A of the Town and Country Planning Act 1990. All relevant applications must deliver a BNG of 10% over 30 years, which means that development will result in a more or a better quality natural habitat than there was before development.

39. The application has been supported by a Biodiversity Net Gain Statement and the required Biodiversity Metric tool has been completed. The Metric concludes that the on-site habitat baseline value is 0.06 and the on-site habitat creation would be 0.07, which would represent a 16.37% net gain. The baseline value is calculated based on the sparsely vegetated ground and a self-seeded young Ash tree. An area to the side of Plot 10 is being created for biodiversity net gain purposes and will include tree and mixed shrub planting.

40. Following any approval of the Biodiversity Gain Plan, the local planning authority is required to monitor the implementation of the Gain Plan. Monitoring fees can be sought from the developer to enable the planning authority to carry out its legislative duties. However, it is not appropriate to use planning conditions to secure funding for delivering or monitoring biodiversity net gain. Monitoring costs need to be secured through legal agreements. In this case, it is understood that a legal agreement is being drafted to secure the fees required for the Council to be able to monitor the biodiversity.

41. In light of the above, it is the Officer view that the development is capable of providing the net gain required, through on-site habitat provision, and this can be detailed in the biodiversity gain plan that will need to be submitted to discharge the standard BNG condition. In addition, a condition is recommended to request a maintenance plan to give comfort to the LPA that the BNG can be achieved for the minimum 30 years.

Conclusion

42. Overall, it is considered that the proposals are for a quality sustainable development, which will assist economic growth in the town and through providing bungalows in this part of Middlesbrough, adds to the local housing stock. It has been shown that this site is considered to be a suitable site for residential development and the design and layout of the proposals has been appraised as being largely in line with local policy and guidance.

43. It is considered that the proposals will have a positive impact on the character of the area and not affect any existing nearby residents. On balance, the proposals are deemed not to conflict with local or national planning policies, and there are no technical reasons why the proposed development should be refused.

44. The officer view is to approve conditionally.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. Time Limit

The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the following plans and specifications and shall relate to no other plans.

- a) Location Plan, Proposed Bungalow House Types, Proposed Site Layout (drawing reference TPS001A – 10 Bungalows, received 7th August 2025)
- b) Proposed Site Layout (drawing reference TPS002A – Ex and Prop Site Plans, received 7th August 2025)

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

3. Samples of Materials

The development shall only be carried out using finishing materials of which samples have been submitted to and approved by the Local Planning Authority prior to commencement of the development.

Reason: To ensure the use of satisfactory materials.

4. Site Investigation and Remediation

A full and competent site investigation, including risk assessment must be undertaken and submitted to the Local Planning Authority for approval. This must identify any contamination present and specify adequate remediation necessary. The risk assessment and remediation scheme must be approved in writing by the Local Planning Authority and thereafter implemented, prior to the development taking place. Validation of the remediated site shall be provided in the form of a detailed completion statement confirming that works set out and agreed were completed and that the site is suitable for its intended use.

Reason: To ensure the appropriate decontamination of the site in the interests of safety, local amenity, and the amenity of the future occupiers of the site.

5. Sustainable Drainage Systems

Before the construction of the development hereby permitted commences, a scheme for a Sustainable Drainage System (SuDS) and management plan, which shall sustainably drain surface water, minimise pollution, manage the impact on water quality and prevent water from flowing onto the public highway, shall be submitted to and approved in writing by the Local Planning Authority and thereafter to be fully implemented in line with the agreed programme of works.

Reason: In the interests of highway safety, to minimise the risk of flooding and to secure a sustainable development in accordance with local policy CS4 and the general principles of the National Planning Policy Framework.

6. Secured by Design Measures

The development hereby approved shall be built in accordance with Secured by Design principles and incorporate the following as a minimum:

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

Item No:

- b) Dusk till dawn lighting on front elevations, all elevations with doors and where there is parking to the side of properties.

Details of the above shall be submitted as a scheme to and approved in writing by the Local Planning Authority and the development shall be carried out wholly in accordance with the agreed scheme before first occupation and retained for the lifespan of the development.

Reason: In the interests of the amenities of the area and nearby residents having regard for Policy CS5 of the Local Plan and section 12 of the NPPF.

7. Details of Soft Landscaping

Prior to the occupation of the dwellings hereby approved, a detailed scheme for tree planting and associated soft landscaping works (based on the indicative landscaping proposals on the approved plans) shall be submitted to and approved in writing by the Local Planning Authority.

The detailed scheme shall include details of the proposed trees and plants (prioritising native species) to be planted, including their species, size and location, as well as an implementation and maintenance programme. The tree planting and associated landscaping works shall take place during the first available planting season (October-March) following the completion of building works on the site. The Local Planning Authority shall be notified within two weeks of the landscape planting works.

Reason: To ensure a satisfactory form of development in the interest of visual amenity and the character of the area having regard for policies CS4, CS5 and DC1 of the Local Plan and sections 12 and 15 of the NPPF.

8. Replacement Tree Planting

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

Reason: To ensure a satisfactory form of development in the interest of visual amenity and the character of the area having regard for policies CS4, CS5 and DC1 of the Local Plan and sections 12 and 15 of the NPPF.

9. Nutrient Mitigation Scheme – Credits or Suitable Alternative

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

Reason: To ensure the appropriate mitigation of nutrients to protect the Teesmouth

and Cleveland Coast Special Protection Area in accordance with the requirements of Regulation 63 of the Habitats Regulations.

10. Car and Cycle Parking Laid Out

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

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

11. Method of Works Statement

The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details:

- a) Routing of construction traffic, including signage where appropriate;
- b) Arrangements for site compound and contractor parking;
- c) Measures to prevent the egress of mud and other detritus onto the public highway;
- d) A jointly undertaken dilapidation survey of the adjacent highway;
- e) Program of works; and,
- f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved details.

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for policy DC1 of the Local Plan.

12. PD Rights Removed – Extensions/Alterations/Outbuildings

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), with regard to all properties hereby approved:

- no alterations, enlargement or extension beyond the rear elevations that extend by more than 3 metres shall be permitted (Class A, paragraph f),
 - no alterations, enlargement or extension to the side external elevations shall be permitted (Class A, paragraph j),
 - the roofs shall not be extended or materially altered in external appearance in any way, including the construction of dormer windows and roof lights (Class B and Class C),
 - no ancillary buildings shall be constructed within the curtilage of the property (Class E),
- without planning permission being obtained from the Local Planning Authority.

Reason: To adequately control the level of development on the site to a degree by which the principle of the permission is based, to retain adequate in curtilage parking provision in the interests of amenity and highway safety having regard for policies CS4, CS5, DC1 and sections 9 and 12 of the NPPF.

13. Hardstanding PD Rights Removed

Notwithstanding the provisions of the Town & Country Planning (General Permitted

Development) (England) Order 2015, (or any order revoking or re-enacting that Order), no hardstanding shall be constructed at the front of the residential dwellings hereby permitted, without planning permission being obtained from the Local Planning Authority.

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

14. Biodiversity Gain Plan

The development hereby approved shall not commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: As required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.

15. Biodiversity Net Gain Maintenance Plan

The development hereby permitted shall be carried out in accordance with the approved Biodiversity Gain Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development and the Biodiversity Gain Plan shall be implemented in full.

No development shall commence until a Biodiversity Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Local Planning Authority during years 1, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed to be undertaken to address a shortfall in predicted levels of gain.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with paragraphs 180 and 186 of the National Planning Policy Framework.

REASON FOR APPROVAL

The proposed development of 10 dwellings with associated works on the site of the former Turford Avenue social club is considered to be appropriate as it is in full accordance with national and local planning policies, statements and guidance.

In particular, the proposals meet the National Planning Policy Framework, and the policies regarding housing, sustainable development, the efficient use of land, appropriate scales of development, the protection of open spaces of different characters and uses, good quality design, and transport and accessibility, whilst proposing a residential development that would not be out of scale and character within the surrounding area, and would not be detrimental to the local and residential amenities of the Brambles Farm area.

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

INFORMATIVES

Informative: Discharge Conditions 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 (<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>). Please be aware that where there is more than one condition a multiple fee may apply.

Informatives – Highways related matters

Dropped Kerb - S184

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

Street Furniture

Any street furniture that necessitates relocation requires early discussion to take place with the Highway Authority (tel: 01642 728156) and this work will be carried out at the cost of the applicant.

Informative: Cleveland Fire Brigade

Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Informative: Secured by Design Matters

Although not an SBD requirement, Middlesbrough along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables and lead flashing. Buildings under construction are particularly vulnerable. It is recommended that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.

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

All doors and windows are recommended to be tested and certified PAS24:2020/2016 standards (or equivalent). Any roof lights proposed in the bungalows, within certain criteria are likewise to be to this standard.

The Residential Guide referenced above outlines the requirements. This includes garage doors. All are to be dual certified for both fire and security.

Dusk till dawn lighting is recommended to each elevation with an external door-set. This also includes garage doors. Any in curtilage side parking which extends beyond halfway of depth of property is also recommended to have one.

All areas provided for parking should be lit and surveyed.

Further information on the Secured By design initiative can be found on www.securedbydesign.com

Informative: Drainage Related Matters

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

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to residential development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered to not be significant.

Biodiversity net gain has been taken into account in relation to this report and is detailed above. The proposed development is in scope for Nutrient Neutrality, being within the catchment of the River Tees. Nutrient Neutrality is adequately dealt with as reported above.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken

regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct or which would affect equality of opportunity or affect the fostering of good relations between people with and without protected characteristics.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

Financial Implications:

None.

Background Papers

None.

Case Officer: Peter Wilson

Committee Date: 9th October 2025

Location Plan:



Proposed Site Plan:



Proposed Elevations 1



Proposed Elevations 2

