

Start Date	24-Aug-2025	to	26-Sep-2025	PAFRPTCOM1A
Planning Ref	Decision Date	Decision		
25/0331/FUL Company / Surname Proposal Address	26-Aug-2025 Ms Susanne Dean Single storey extension to side 26, Glaisdale Avenue, Middlesbrough, TS5 7PF	Approve with Conditions		
25/0366/FUL Company / Surname Proposal Address	26-Aug-2025 Cleveland Cable Company (Holdings) Ltd Installation of security fence, vehicle and pedestrian gates and reposition of e UNIT 1, LLOYDS BANKING GROUP, Romaldkirk Road, Middlesbrough, TS2 1XA	Approve with Conditions		
24/0530/MAJ Company / Surname Proposal Address	29-Aug-2025 Torison Care LTD Erection of three-storey residential care home with associated parking, landscap Land off Cropton Way, Coulby Newham, Middlesbrough, TS8 0TL	Approve with Conditions		
25/0247/TPO Company / Surname Proposal Address	29-Aug-2025 IG Environmental Services T2 Lime Remove The tree works are proposed to stop the influence of the tree(s) 25, The Grove, Middlesbrough, TS7 8AF	Refused		
25/0248/TPO Company / Surname Proposal Address	29-Aug-2025 IG Environmental Services Removal of 1no. Lime and 1no. Oak tree to front 27, The Grove, Middlesbrough, TS7 8AF	Refused		
25/0333/TPO Company / Surname Proposal Address	29-Aug-2025 James Cook Hospital Removal of 2no. Swedish Whitebeams, crown reduction works to 1no. Horse Chestnut James Cook Hospital, Marton Road, Middlesbrough, TS4 3BW	No Objections		
25/0341/FUL Company / Surname Proposal Address	29-Aug-2025 South Tees Hospitals NHS Foundation Trust Permanent installation of 60,000L hot water thermal store JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW	Approve with Conditions		
25/0359/FUL Company / Surname Proposal Address	29-Aug-2025 Green Single storey extension to rear and side (Demolition of existing conservatory) 69, Lynmouth Close, Middlesbrough, TS8 9NH	Approve with Conditions		
25/0236/COU Company / Surname Proposal Address	01-Sep-2025 AV Dawson Limited Change of use of the land for open storage (Use Class B8) Land to the west of Riverside Park Road.	Approve with Conditions		
25/0389/DIS Company / Surname Proposal Address	02-Sep-2025 Claire Bell Discharge of condition 5 (Method of works statement) on planning application 24/ Land at Newham Hall, Coulby Newham	Full Discharge Conditions		
25/0363/CLU Company / Surname Proposal Address	02-Sep-2025 NSP Ventures LTD Certificate of lawful use for HMO (C4) 13, Holly Street, Middlesbrough, TS1 3ED	Approve		
23/0544/MAJ Company / Surname Proposal Address	03-Sep-2025 Shannon Erection of 18no bungalows with associated access and landscaping works Land off Hemlington Lane	Refused		
25/0206/DIS Company / Surname Proposal Address	03-Sep-2025 Mr Wayne Spriggs Part discharge of conditions 3 (Materials) and discharge of condition 4 (Hardsta Cleveland Cottage, Brass Castle Lane, Nunthorpe, Middlesbrough, TS8 9ED	Part Discharge Conditions		
25/0307/DIS Company / Surname Proposal Address	03-Sep-2025 Mr Thomas Atha Discharge of condition 3 (Boundary Treatments) on planning application 22/0623/D 374, Dorman House, Linthorpe Road, Middlesbrough, TS6 5BT	Full Discharge Conditions		
25/0370/ADV Company / Surname Proposal Address	03-Sep-2025 Ryan Reynolds Erection of 4no. internally illuminated fascia signs, 1no. internally illuminate Reg Vardy Plc, South Bank Road, Middlesbrough, TS3 6AS	Approve with Conditions		

25/0400/AMD	04-Sep-2025	Approve
Company / Surname	Stonebridge Homes LTD	
Proposal	Non-material amendment to planning application 22/0524/MAJ to alter placement of	
Address	Land at Ford Riding Centre, Nunthorpe, Middlesbrough	
24/0390/FUL	05-Sep-2025	Refused
Company / Surname	Tanveer Hussain	
Proposal	Single storey Summer room in rear garden	
Address	47, Harrow Road, Middlesbrough, TS5 5NS	
25/0328/FUL	05-Sep-2025	Refused
Company / Surname	Mustaq	
Proposal	Retrospective replacement roof tiles, reinstatement of chimney, widening drivewa	
Address	15, Cornfield Road, Middlesbrough, TS5 5QJ	
25/0356/FUL	05-Sep-2025	Approve with Conditions
Company / Surname	Stephen Fleming	
Proposal	Joint application for two single storey extensions to rear of attached, semi det	
Address	1 Cradley Drive & 87 Malvern Drive, Middlesbrough, TS5 8HG	
25/0381/FUL	05-Sep-2025	Approve with Conditions
Company / Surname	Mr Taj Khan	
Proposal	Single storey extension to rear	
Address	10, Britain Avenue, Middlesbrough, TS5 7AT	
25/0169/VAR	08-Sep-2025	Approve with Conditions
Company / Surname	RAFAKAT ALI	
Proposal	Variation of condition 2 (Approved plans) on planning application 23/0252/FUL to	
Address	27, Cornfield Road, Middlesbrough, TS5 5QJ	
25/0439/DIS	08-Sep-2025	Full Discharge Conditions
Company / Surname	Middlesbrough Council	
Proposal	Discharge of condition 3 (Traffic management and works methodology) on planning	
Address	Roundabout, Riverside Park Road, Ironmasters Way, Middlesbrough, TS2 1NL	
25/0386/CLU	09-Sep-2025	Approve
Company / Surname	Mr Kal Patel	
Proposal	Certificate of lawful use for 5 bed HMO	
Address	13, Surrey Street, Middlesbrough, TS1 4QD	
25/0336/CLU	10-Sep-2025	Approve
Company / Surname	Student Property Investments Ltd	
Proposal	Certificate of lawful use for HMO	
Address	22, Acton Street, Middlesbrough, TS1 3NG	
25/0406/CLU	11-Sep-2025	Approve
Company / Surname	Lauren Beeforth	
Proposal	Certificate of lawful use for 4 bed HMO	
Address	95, Harford Street, Middlesbrough, TS1 4PW	
25/0407/CLU	11-Sep-2025	Approve
Company / Surname	Lauren Beeforth	
Proposal	Certificate of lawful use for 5 bed HMO	
Address	44, Outram Street, Middlesbrough, TS1 4EG	
25/0408/CLU	11-Sep-2025	Approve
Company / Surname	Lauren Beeforth	
Proposal	Certificate of lawful use for 6 bed HMO	
Address	29, Kensington Road, Middlesbrough, TS5 6AJ	
25/0144/VAR	15-Sep-2025	Refused
Company / Surname	CVS (UK) Ltd	
Proposal	Variation of condition 3 (Use class restriction) on planning application 21/0565	
Address	Unit 3, South Bank Road, Middlesbrough, Middlesbrough, TS3 8AN	
25/0358/FUL	15-Sep-2025	Refused
Company / Surname	EG On The Move Limited	
Proposal	Construction of drive-thru coffee shop (Use class E) with associated works	
Address	Site on the corner of Acklam Road & Burlam Road	
25/0398/ADV	15-Sep-2025	Approve with Conditions
Company / Surname	Smart Outdoor Limited	
Proposal	Installation of 2no. internally illuminated totem signs	
Address	PARKWAY CENTRE, Dalby Way, Middlesbrough, TS8 0TJ	
25/0326/FUL	18-Sep-2025	Approve with Conditions
Company / Surname	Murphy	
Proposal	Two storey extension to side (Demolition of existing single storey extension)	

Address	6, Ruskin Avenue, Middlesbrough, TS5 8PJ		
25/0392/ADV	18-Sep-2025	Approve with Conditions	
Company / Surname	Patel		
Proposal	Installation of 23no. advertisements, including 7no. internally illuminated sign		
Address	KFC, Heath Road, Middlesbrough, TS3 6AT		
25/0457/AMD	19-Sep-2025	Approve	
Company / Surname	C/O Agent		
Proposal	Non-material amendment to planning application 22/0693/MAJ to alter the wording		
Address	Hall Farm, Old Stokesley Road, Middlesbrough, TS7 0NP		
25/0343/COU	22-Sep-2025	Refused	
Company / Surname	Shaun Griffiths		
Proposal	Retrospective change of use from 4 bed dwelling (C3) to 5 bed HMO (C4)		
Address	31, Midville Walk, Middlesbrough, TS3 0RA		
25/0395/FUL	22-Sep-2025	Approve with Conditions	
Company / Surname	Mr & Mrs Christopher & Jane Moloney		
Proposal	Two storey extension to side		
Address	102, Lansdowne Road, Middlesbrough, TS4 2QS		
25/0396/FUL	22-Sep-2025	Approve with Conditions	
Company / Surname	Mr & Mrs Peter & Abigail Watt		
Proposal	Installation of raised patio and steps from Juliet Balcony		
Address	24 Marlborough Road, Middlesbrough, TS7 8LB		
25/0425/TCA	22-Sep-2025	No Objections	
Company / Surname	Rita Watson		
Proposal	Fell 2no. Conifers in front garden		
Address	89, The Grove, Middlesbrough, TS7 8AN		
25/0446/DIS	23-Sep-2025	Part Discharge Conditions	
Company / Surname	Esh Living		
Proposal	Part discharge of condition 24 (Contaminated land validation report) to plots M1		
Address	Cleared site known as Grove Hill. Bound		
25/0443/DIS	23-Sep-2025	Full Discharge Conditions	
Company / Surname	Mrs Cheryl Barber		
Proposal	Discharge of conditions 6 (Road noise assessment) & 7 (Noise assessment adjacent		
Address	73, Borough Road, Middlesbrough, TS1 3AA		
25/0404/AMD	24-Sep-2025	Approve with Conditions	
Company / Surname	Middlesbrough Council		
Proposal	Non-material amendment to planning application 25/0189/FUL to extend opening hou		
Address	Vacant land adjacent to New Medical Centre, Stokesley Road, Middlesbrough, TS7 0NB		
25/0420/CLU	24-Sep-2025	Approve	
Company / Surname	Julie Bytheway		
Proposal	Certificate of lawful use for barber use of garage		
Address	3, Rose Cottage Gardens, MIDDLESBROUGH, TS8 9FA		
25/0422/VAR	24-Sep-2025	Approve with Conditions	
Company / Surname	Airhive		
Proposal	Variation of Conditions Nos. 2 (Approved Plans) & 3 (Temporary Permission) on pl		
Address	Net Zero Industry Innovation Centre, Tee		
Total Decisions	42	Total Approvals	34
		Total Refusals	8