

Planning Ref Decision Date Decision

25/0657/DIS	02-Feb-2026	Full Discharge Conditions
Company / Surname	Thirteen Group	
Proposal	Proposed redevelopment of two sites to provide a total of 40no dwellings, includ	
Address	Land off Cargo Fleet Lane - former Fleet	
26/0005/AMD	02-Feb-2026	Approve
Company / Surname	C/O Agent	
Proposal	Non-material amendment to application 22/0693/MAJ to add phasing to conditions 7	
Address	Nunthorpe Hall Farm, Old Stokesley Road, Middlesbrough, TS7 ONP	
26/0022/TPO	02-Feb-2026	No Objections
Company / Surname	Jane Kelly	
Proposal	Crown raise to 1no. Beech, 1no. Sycamore and 1no. Chestnut to front	
Address	347, Acklam Road, Middlesbrough, TS5 7HA	
25/0506/FUL	04-Feb-2026	Approve with Conditions
Company / Surname	Nick Bates	
Proposal	Erection of outbuilding to rear	
Address	11, Ladgate Grange, Middlesbrough, TS3 7SL	
25/0543/FUL	04-Feb-2026	Refused
Company / Surname	Mr Stephen McLaren	
Proposal	Two storey extension to side and single storey extension to rear	
Address	7, Cambridge Avenue, Middlesbrough, TS7 8EH	
25/0646/FUL	04-Feb-2026	Approve with Conditions
Company / Surname	Mr Michael McGinley	
Proposal	Two storey extension to front, infill extension to side, including installation	
Address	67, Connaught Road, Middlesbrough, TS7 0BX	
25/0610/FUL	05-Feb-2026	Approve with Conditions
Company / Surname	Ms Ruby Barua	
Proposal	Single storey extension to rear	
Address	52, Devonshire Road, Middlesbrough, TS5 6DP	
25/0626/COU	06-Feb-2026	Refused
Company / Surname	Mr William Dunn	
Proposal	Retrospective change of use from dwelling to 4 bed HMO	
Address	51, Wicklow Street, Middlesbrough, TS1 4RG	
25/0652/FUL	06-Feb-2026	Refused
Company / Surname	Jan Hussain	
Proposal	Two storey extension to side with open ground floor	
Address	105 Green Lane,	
25/0664/AMD	06-Feb-2026	Approve
Company / Surname	Mr Mark Harkin	
Proposal	Non-material amendment to application 22/0334/FUL	
Address	55, The Grove, Middlesbrough, TS7 8AL	
25/0656/FUL	08-Feb-2026	Approve with Conditions
Company / Surname	Horatio's Garden	
Proposal	Erection of a 2 no. one-storey garden pavilions, 1 no. greenhouse, 3 no. sheds f	
Address	JAMES COOK UNIVERSITY HOSPITAL, Marton Road, Middlesbrough, TS4 3BW	
25/0671/FUL	08-Feb-2026	Approve with Conditions
Company / Surname	BARWELL	
Proposal	Single storey extension to rear	
Address	1 Village Green View, Middlesbrough, TS7 ORR	
25/0468/DIS	09-Feb-2026	Part Discharge Conditions
Company / Surname	Persimmon Teesside	
Proposal	Discharge of conditions 3 (Method of works statement), 5 (Surface water drainage	
Address	Nunthorpe Grange, A1043, Middlesbrough, TS7 0NG	
25/0651/ADV	09-Feb-2026	Approve with Conditions
Company / Surname	Swim Sports Company Ltd	
Proposal	Installation of 1no. Internally illuminated fascia sign	
Address	Unit C1B, Teesside Leisure Park, Aintree Oval, Thornaby, TS17 7BU	
25/0475/FUL	10-Feb-2026	Refuse and enforce
Company / Surname	Mr Umar Ishaque	
Proposal	Retrospective removal of boundary wall including creation of driveway	
Address	18, Phillips Avenue, Middlesbrough, TS5 5PS	
25/0551/FUL	10-Feb-2026	Refuse and enforce
Company / Surname	Mr Ishfaq Ishaque	
Proposal	Retrospective demolition of front boundary wall for the creation of a driveway	
Address	20, Phillips Avenue, Middlesbrough, TS5 5PS	

25/0572/CLD	10-Feb-2026	Approve
Company / Surname	A.G. Parfett & Sons Limited	
Proposal	Certificate of lawful development for single storey extension to the side	
Address	A G Parfett & Son - Cash & Carry, Cargo Fleet Lane, Middlesbrough, TS3 8AL	
25/0613/DIS	10-Feb-2026	Full Discharge Conditions
Company / Surname	Torsion Projects	
Proposal	Discharge of condition 16 (Fabric First/Renewables Statement) on planning applic	
Address	Land off Cropton Way, Coulby Newham, Middlesbrough, TS8 0TL	
25/0674/AMD	10-Feb-2026	No Objections
Company / Surname	Torsion Projects	
Proposal	Non-material amendment to planning application 24/0530/MAJ	
Address	Land off Cropton Way, Coulby Newham, Mid, Land off Cropton Way, Coulby Newham, Middlesbrough, TS8 0TL	
25/0675/FUL	10-Feb-2026	Approve with Conditions
Company / Surname	Bernard Nixon	
Proposal	Enlargement of 2no. windows and installation of new door to South elevation	
Address	TRINITY METHODIST CHURCH, Stainsby Road, Middlesbrough, TS5 4JS	
26/0028/DIS	10-Feb-2026	Full Discharge Conditions
Company / Surname	Torsion Projects	
Proposal	Discharge of condition 22 (Bat and bird boxes plan) on planning application 24/0	
Address	Land off Cropton Way, Coulby Newham, Mid	
25/0305/DIS	11-Feb-2026	Full Discharge Conditions
Company / Surname	Avant Homes	
Proposal	Discharge of conditions 3(Gateway entrance), 7 (Site contaminations), 12(Landsca	
Address	Former St David's School, Middlesbrough, Former St David's School, 1 St David's Way, Middlesbrough, TS5 7EU	
25/0659/DIS	11-Feb-2026	Full Discharge Conditions
Company / Surname	Torsion Projects	
Proposal	Discharge of condition 15 (Nutrient Mitigation Scheme) on planning application 2	
Address	Land off Cropton Way, Coulby Newham, Mid	
25/0616/DIS	12-Feb-2026	Full Discharge Conditions
Company / Surname	Taylor Wimpey plc	
Proposal	Discharge of condition 22 (Tree planting) on planning application M/FP/0082/16/P	
Address	Taylor Wimpey Hemlington Grange	
25/0661/SCON	12-Feb-2026	No Objections
Company / Surname	Stockton-on-Tees	
Proposal	Construction of Hydrogen Production Facility, Including a Hydrogen Tube-trailer	
Address	Offshore Structures Britiain Limited Outfitting Facility, Haverton Hill Road, Billingham	
25/0615/FUL	13-Feb-2026	Approve with Conditions
Company / Surname	Mr & Mrs Farnaby	
Proposal	Single storey extension to rear	
Address	35, Northleach Drive, Middlesbrough, TS8 9PP	
25/0631/FUL	17-Feb-2026	Approve with Conditions
Company / Surname	Janice Mackay	
Proposal	Retrospective erection of fence to side and rear	
Address	19 Hilderthorpe, Middlesbrough, TS7 0PT	
25/0648/FUL	17-Feb-2026	Approve with Conditions
Company / Surname	Elliot Render	
Proposal	Single storey entrance porch to the front and single storey extension to side	
Address	30, Ellerbeck Avenue, Middlesbrough, TS7 0PW	
26/0007/TCA	17-Feb-2026	No Objections
Company / Surname	Ian Summersgill	
Proposal	Crown reduction to 1no. Multi-stemmed Cherry (Prunus sp.) Removal of 1no. Cypre	
Address	62, The Grove, Middlesbrough, TS7 8AJ	
26/0043/DIS	17-Feb-2026	Full Discharge Conditions
Company / Surname	WW Medical Facilities Limited	
Proposal	Discharge of condition 9 (Nutrient Mitigation) on planning application 25/0107/F	
Address	Tees Valley Hospital to the north east o, Tees Valley Hospital, Church Lane, Middlesbrough, Acklam, TS5 7DX	
26/0044/DIS	17-Feb-2026	Part Discharge Conditions
Company / Surname	Esh Living	
Proposal	Part discharge of condition 24 (Contaminated Land Validation Report) to plots 82	
Address	Cleared site known as Grove Hill. Bound	
26/0069/DIS	17-Feb-2026	Full Discharge Conditions
Company / Surname	Luke Shaw	
Proposal	Proposal Erection of 106no dwellings with associated works Location Land To The	
Address	Land To The South Of College Road, Middlesbrough, TS3 9EN	
25/0518/AMD	18-Feb-2026	Approve
Company / Surname	Thirteen Group	
Proposal	Non-material amendment to planning application 24/0214/MAJ to provide canopies a	
Address	Land off Cargo Fleet Lane - former Fleet	

25/0556/DIS	18-Feb-2026	Full Discharge Conditions
Company / Surname	Thirteen Group	
Proposal	Discharge of conditions 4 (Landscape scheme) 5 (Landscape management plan) 8 (Ec	
Address	Land off Cargo Fleet Lane - former Fleet	
25/0599/DIS	18-Feb-2026	Part Discharge Conditions
Company / Surname	Thirteen Group	
Proposal	Discharge of condition 13 (Designing out crime), 21(Renewables or Fabric First R	
Address	Land off Cargo Fleet Lane, Former Fleet and Thorntree House	
25/0582/COU	19-Feb-2026	Approve with Conditions
Company / Surname	NE Refurb Ltd	
Proposal	Change of use from public house/bar (Sui Generis) to use class E (Commercial, Bu	
Address	55-57, Borough Road, Middlesbrough, TS1 3AA	
25/0191/FUL	23-Feb-2026	Approve with Conditions
Company / Surname	Mr Imran Khan	
Proposal	Erection of two storey extension to front, second floor rear extension, conversi	
Address	137, Southfield Road, Middlesbrough, TS1 3HB	
25/0669/FUL	24-Feb-2026	Approve with Conditions
Company / Surname	Ministry of Justice	
Proposal	Replacement of existing pitched roof coverings	
Address	13, The Crescent, Middlesbrough, TS5 6SG	
25/0638/FUL	25-Feb-2026	Refused
Company / Surname	Khan	
Proposal	Erection of part single storey and part 2 storey extension to rear	
Address	47, Emerson Avenue, Middlesbrough, TS5 7QJ	
26/0008/LBC	26-Feb-2026	Approve with Conditions
Company / Surname	Voyage Care	
Proposal	Installation of overground catenary wire between the main listed building and si	
Address	HEMLINGTON HALL, Nuneaton Drive, Middlesbrough, TS8 9DA	
26/0020/FUL	26-Feb-2026	Approve with Conditions
Company / Surname	Mr Yasin Raza	
Proposal	Single storey extension to rear	
Address	54 Cargo Fleet Lane, Middlesbrough, TS3 0PL	
25/0548/COU	27-Feb-2026	Refuse and enforce
Company / Surname	WH Resource Ltd	
Proposal	Change of use from Dwelling (Use C3) to 4 bed HMO (Use C4)	
Address	35 Romney Street, Middlesbrough, TS1 4NE	
25/0666/FUL	27-Feb-2026	Approve with Conditions
Company / Surname	Mr & Mrs Andrew & Michelle Wilkinson	
Proposal	Single storey extension to rear (Partial demolition of existing rear offshoot)	
Address	6, Woodland View, Middlesbrough, TS7 0RN	
25/0598/FUL	03-Mar-2026	Approve with Conditions
Company / Surname	Imran Ashraf	
Proposal	Single storey extension to rear	
Address	111, Oxford Road, Middlesbrough, TS5 5EA	
25/0650/FUL	03-Mar-2026	Refused
Company / Surname	Mr Mohammed Siddique	
Proposal	Conversion of 1no. dwelling to 2no. 1 bed flats	
Address	87 Crescent Road, Middlesbrough, TS1 4QR	
26/0009/TCA	03-Mar-2026	No Objections
Company / Surname	Enviro Trees UK	
Proposal	Removal of 1no. Philadelphus coronarius (mock orange) at front	
Address	67, Barker Road, Middlesbrough, TS5 5EW	
26/0060/FUL	03-Mar-2026	Approve with Conditions
Company / Surname	BT Open Reach	
Proposal	Installation of 5no. Storage Containers	
Address	196, Marton Road, Middlesbrough, TS4 2EP	
26/0011/TELPN	04-Mar-2026	Prior Notification Not Required/No Obj
Company / Surname	EE Ltd and Hutchinson 3G UK Ltd	
Proposal	Installation of replacement telecommunications mast	
Address	Forty Foot Road, Middlesbrough, TS2 1HB	
25/0391/COU	05-Mar-2026	Refuse and enforce
Company / Surname	Ms Bribitte Amoruso	
Proposal	Change of use from 2 bed dwelling to 3 bed HMO	
Address	76 Percy Street, Middlesbrough, TS1 4DD	
25/0609/FUL	05-Mar-2026	Approve with Conditions
Company / Surname	Brambles Primary Academy	
Proposal	Retention of overflow car park (10 bays)	
Address	BRAMBLES ACADEMY, Kedward Avenue, Middlesbrough, TS3 9DB	

26/0010/FUL	05-Mar-2026	Approve with Conditions
Company / Surname	Assia Dannoun	
Proposal	Retrospective Single-Storey Rear Extension	
Address	3, Bilberry Street, Middlesbrough, TS4 2FN	
26/0018/CLU	05-Mar-2026	Approve
Company / Surname	Resicare Alliance Limited	
Proposal	Certificate of lawful proposed use for a Residential Institute (C2)	
Address	10, Ennerdale Avenue, Middlesbrough, TS5 7BB	
26/0041/MAJ	09-Mar-2026	Approve with Conditions
Company / Surname	Paralloy	
Proposal	Change of use from Warehousing (Class B8) to mixed use for Machinery, fabricatio	
Address	UNIT 3 & 4 Ferrous Road, Middlesbrough, TS2 1DJ	
25/0621/FUL	12-Mar-2026	Approve with Conditions
Company / Surname	Jeannette Camilleri	
Proposal	Change of use of green open space to residential curtilage including erection of	
Address	45, Rushmere, Middlesbrough, TS8 9XL	
25/0512/DIS	13-Mar-2026	Full Discharge Conditions
Company / Surname	Torsion Projects	
Proposal	Discharge of conditions 23 (Biodiversity gain plan) and 24 (Biodiversity net gai	
Address	Land off Cropton Way, Coulby Newham, Middlesbrough	
26/0032/ADV	13-Mar-2026	Refused
Company / Surname	Wildstone Estates Limited	
Proposal	Installation of digital advertisement signage (Removed of original paper adverti	
Address	Gable End of 138 Marton Road, Middlesbrough, TS1 2ED	
26/0034/FUL	13-Mar-2026	Approve with Conditions
Company / Surname	Pauline Pennock	
Proposal	Erection of single storey extension	
Address	Marton Manor Primary School, The Derby, Middlesbrough, TS7 8RH	
24/0137/FUL	16-Mar-2026	Approve with Conditions
Company / Surname	c/o sjd Architects Ltd	
Proposal	Change of use from three bed HMO to three self contained student studios	
Address	33 Chester Street, Middlesbrough, TS1 4NW	
26/0027/FUL	17-Mar-2026	Approve with Conditions
Company / Surname	The Legacy Learning Trust	
Proposal	Conversion of existing caretaker's dwelling to educational use (F1 use) and erec	
Address	ACKLAM GRANGE SCHOOL, Lodore Grove, Middlesbrough, TS5 8PB	
26/0029/PNH	17-Mar-2026	Prior Notification Not Required/No Obj
Company / Surname	Smaira Nawid	
Proposal	Single storey extension to rear including flat roof with roof lantern and double	
Address	98 Lansdowne Road, Middlesbrough, TS4 2QS	
26/0031/FUL	18-Mar-2026	Approve with Conditions
Company / Surname	Mr Marc Docherty	
Proposal	Single storey extension to rear	
Address	12, Dionysia Road, Middlesbrough, TS3 7AQ	
26/0087/PNH	19-Mar-2026	Prior Notification Not Required/No Obj
Company / Surname	Mohammed Ilyas	
Proposal	Single storey extension to rear (Eaves 2.80m, Length 6m, Height 3m) (Demolition	
Address	52, Heythrop Drive, Middlesbrough, TS5 8QB	
26/0003/FUL	20-Mar-2026	Approve with Conditions
Company / Surname	Appleton	
Proposal	Single storey extension to rear	
Address	16, Elwick Avenue, Middlesbrough, TS5 8NT	
25/0676/FUL	24-Mar-2026	Approve with Conditions
Company / Surname	Mr Rasool Muhammad	
Proposal	Two storey extension to side and rear and single storey extension to rear	
Address	30, Croft Avenue, Middlesbrough, TS5 8AX	
26/0035/CLU	24-Mar-2026	Approve
Company / Surname	Hanafin Properites Ltd	
Proposal	Certificate of lawful use for HMO	
Address	179, Marton Road, Middlesbrough, TS4 2EW	

Total Decisions **65**

Total Approvals **55**

Total Refusals **10**