



UPDATE REPORT

Item No

APPLICATION DETAILS

Application No: 25/0429/MAJ

Location: Site of the former Cleveland College of Art and Design, Green Lane, TS5 7RU

Proposal: Construction of discount food store (Use Class E) with associated works including access, car parking, landscaping and closure of Thackeray Grove

Applicant: Lidl Great Britain Limited

Agent: Rapleys LLP

Ward: Linthorpe

Recommendation: Approve with conditions subject to Section 106 Agreement

PURPOSE OF REPORT

- Following the completion of the Officer Committee Report, additional representations of support and objection have been received to the application. This update report provides details of the comments received.
- The total number of additional representations received since the publication of the Officer Report are given below:

Representation removing objection (Councillor Henman):	1
New letters of support:	8
Addresses re-affirming support:	13
New letter of objection (Councillor Hussain):	1
Additional comments to previous objection:	1

ADDITIONAL REPRESENTATIONS RECEIVED

Objection

- A letter of objection from **Councillor Naweed Hussain** has been received and can be summarised as follows:

I wish to declare an interest in this matter in two capacities: as the Ward Councillor for Linthorpe, within which the Green Lane site and proposed Lidl development are located, and as a resident of Green Lane, where I have lived for a number of years at the corner of Kingston Avenue and Green Lane, which falls within Acklam Ward.

Having reviewed the proposals, I remain opposed to the proposed closure of Thackeray Grove. While I understand the rationale put forward in support of the proposal, including the proposed Lidl development and the wider Green Lane Active Travel scheme, I am not persuaded that the closure is necessary or represents the most appropriate solution for local residents.

I also have concerns regarding the proposed yellow box junction at the intersection of Kingston Avenue and Green Lane. Whilst I recognise that some form of traffic management may be required, I am not convinced that the proposal has been fully evidenced or that it will achieve the intended outcome without creating additional issues for residents and road users.

Having lived on Green Lane for several years, I have observed first-hand the significant volume of traffic using this route. Green Lane is a busy arterial road, particularly during peak school travel times. It has long experienced high levels of traffic, previously associated with the operation of the college, and more recently due to the mosque, which attracts visitors throughout the week. It also serves as an important route for emergency vehicles travelling to and from the hospital, and any changes to traffic movements must fully take this into account.

I also have concerns regarding the wider Green Lane Active Travel proposals. The Council is already aware of my views on this scheme, which remains subject to consultation. I believe it is essential that the cumulative impacts of the Active Travel proposals, the Lidl development, and the proposed closure of Thackeray Grove are considered together rather than in isolation, as each has the potential to materially affect traffic flow and accessibility along Green Lane and surrounding residential streets.

Finally, whilst I welcome the regeneration of the former college site and am pleased to see it being brought back into productive use after a period of vacancy, I remain concerned that the proposed highway changes have not yet demonstrated that they represent the most appropriate solution. I therefore continue to have reservations regarding the proposed closure of Thackeray Grove and the associated traffic management measures.

4. An email with additional objections was also received from **56 Roman Road**. It is noted that these comments follow on from the initial objection received from that address. The additional comments, which relate to deliveries, can be summarised as follows:
 - Although the Lidl representative at that meeting clearly stated that there would be no deliveries made outside of the store opening hours of 8am to 10pm, Lidl's website and other easily accessible sources around work hours and duties for staff make this hard to believe.
 - Typically deliveries are made from 3am onwards with staff shifts beginning at 4am or 5am at Lidl stores.
 - The largest available lorries are used to limit numbers of deliveries.
 - It seems at almost all Lidl stores these early deliveries are the norm. Interestingly a new store in the south has recently applied for 24-hour delivery.
 - Please could you ascertain that the Lidl representative is being accurate in his answer and not just telling the council and the public what suits his employers in order to minimise the noise and nuisance this would bring to Linthorpe.

Support

5. Letters of support have been submitted to the Council following the publication of the Committee Report. Whilst some of these represent new letters of support, it is noted that others are from addresses that have already submitted comments and considered to contain no new information. The latter have been registered as residents reaffirming their support.
6. The addresses of those submitting new letters of support are given below followed by a summary of their content. It is noted that their contents are broadly similar to comments already received and summarised in the main report.

New Letters of Support:

Cambridge Avenue – No. 1
Farndale Crescent – No. 15
Harrow Court – No. 10
Haymore Street – No. 45
Maddren Way – No. 12
Newington Road – No. 13
Truman Court – No. 31
Westwood Avenue – No. 4

Summary of Comments

- The quality of Lidl stores.
- Great landscaping of the site.
- Good car parking.
- Convenience of having this store in easy reach.
- A Lidl would not only provide access to affordable and high-quality groceries but it would also reinvigorate the local economy.
- The number of jobs created, especially for young people.
- The extra business rates for the Council.
- The development of a site that has been empty since the college left.
- An asset to the area. It would be amazing for the surrounding area.
- Desperately need a supermarket in this area for people who don't have a car.
- As pensioners living in Linthorpe village, it is a long way to travel for us to get a decent shop in. Many do not drive and rely on younger relatives for lifts.
- Since the Coop closed in Linthorpe, it is very difficult to get a proper shop locally.
- This would be the perfect supermarket for Linthorpe and the surrounding areas.
- With the decline in local shopping facilities and the lack of nearby supermarkets or well-stocked shops, the community is increasingly under-served.
- The benefits for residents far outweigh any concerns and we are confident this would be a vital step forward for Linthorpe.
- We hope you'll consider this proposal with the views of the many rather than the concerns of the few as it would greatly improve daily life for many.
- There is a lack of shops in the Green Lane area.
- Having lived in the area for 40 years, and now in my 70s, the area is badly in need of a store.
- It is unlikely that a store will ever return to Linthorpe Village, and Tesco is a convenience store at best and expensive.
- There are also more cars on the roads of people travelling to Stockton and Cargo Fleet for the nearest Lidl.

Addresses Re-affirming Support:

Briardene Avenue – No. 26
Church Lane – No. 49
Easby Avenue – No. 11a
Ennerdale Avenue – No. 11
Glendale Road – No. 73
Harrow Road – No. 20
Hatfield Avenue – No. 42
Hawnby Road – No. 5
Lambeth Road – No. 58
Nevilles Court – No. 1
Parkfield Avenue – No. 30
Phillips Avenue – No. 5
York Road – No. 32

Other Representations

7. Acklam ward Councillor Luke Henman has confirmed that he wishes to withdraw his initial objection and change it to being **neutral**. Councillor Henman's comments are detailed below.
- *I have always supported the principle of Lidl's application on the old CCAD site. However, I shared residents' concerns about the impact of the proposed changes to the road layout at the Junction of Thackeray Grove and Green Lane/Emerson Avenue.*
 - *Residents were deeply concerned about the impact this closure will have on the neighbouring streets in the Thackeray Grove - Walton Avenue - Kingston Avenue area, as well as Alington Road. The closure of the Thackeray Grove junction as originally proposed would cause traffic entering and exiting Tollesby to rat run through Kingston and Walton Avenues and onto Green Lane. Both these streets are narrow and not built for a high level of through traffic. In response to the campaigning and the meetings I had with Lidl, I was pleased that Lidl offered to enter into a section 106 agreement to fund a point closure on Walton Avenue, should the closure of Thackeray Grove cause issues. However, residents and I were also concerned that alternatives had not been properly looked at. I welcomed the deferral of the application to allow for Lidl to explore alternatives and evidence their proposal further.*
 - *I would like to thank representatives of Lidl and the members of the local community who met with me to discuss all the possible options and their impacts on the community. As a result of that, it was clear that traffic lights on a four-arm junction had the potential to cause greater harm to the local community, with longer queues on Tollesby Road due to backed up traffic on Emerson Avenue and an increased risk of rat-running down Walton Avenue and Arlington Road. I am pleased this information has been made available to the committee.*
 - *In light of the information we discussed, I now sadly believe that the only option available to us is the closure of Thackeray Grove's junction – with the additional measures the community has won to mitigate the impact of rat-running. I welcome the fact that Lidl engaged with residents to refine their proposal for the Section 106 agreement to fund the implementation of a point closure on Walton Avenue. We discussed the need to have resident support for that implementation and concerns*

that that design would allow emergency vehicles access if required. These are points that must be addressed following this application.

- *Residents also requested access and egress onto Green Lane from Kingston and onto Emerson Avenue from Tollesby Road be made easier with the addition of yellow box junctions. I support this proposal as further helping with traffic build-up. Residents would also like to see further exploration of measures to keep the junction of Kingston Avenue and Green Lane clear. I am pleased to see those included in the application.*
- *I believe that these concessions improve the original application and, whilst not the magic fix that would solve all concerns, I believe we have reached the best outcome available to us and there would be no merit in any further deferral or rejection of the scheme.*

CONSIDERATIONS AND ASSESSMENT

8. With regard to the concerns raised over the deliveries to the site, a condition (Condition 6) has already been recommended in the original report to restrict deliveries to be between the hours of 08:00 and 22:00. It is considered that such a condition will reasonably safeguard the residential amenities of nearby occupiers. The Local Planning Authority has the capacity to take any necessary enforcement action should there be reports of deliveries taking place outside of these hours, as this would be considered to be a breach of condition.
9. It is the Officer view that the remaining comments outlined above have already been adequately addressed in the main Officer Report and subsequent Addendum Report and do not affect the recommendation to approve conditionally subject to Section 106 Agreement.

CONCLUSION

10. It is the Officer opinion that the application should be approved in line with the conditions in the main report subject to Section 106 Agreement.

Case Officer: Peter Wilson
Committee Date: 02-July-2026