

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on 7 September 2018.

PRESENT: Councillors S E Bloundele, D J Branson, S Dean, J Hobson, J McGee, L McGloin, F McIntyre, J Rostron, V Walkington and M Walters

OFFICERS: P Clarke, A Glossop, J McNally, S Thompson

DECLARATIONS OF INTERESTS

There were no declarations of interest at this point in the meeting.

1 MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE - 27 JULY 2018

The minutes of the Planning and Development Committee held on 27 July 2018 were taken as read and approved as a correct record

2 SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**17/0347/FUL, Land to the south of College Road Middlesbrough, TS3 9EN, Erection of 106 dwellings with associated works for Mr Chris Dodds, Gleeson Regeneration Ltd**

The Head of Planning advised that a site visit had been held on the morning prior to the meeting.

The Committee heard that the application sought consent for the erection of 106 residential dwellings and associated works. The application site was in a residential area, on a brownfield site allocated for housing development within the Housing Local Plan. The site was in close proximity to a number of services and provisions making it a sustainable location for new residential development.

The Head of Planning advised that the application site was the former Erimus Training Centre site and comprised 2.88 ha of brownfield land. The site was located to the east of Cargo Fleet Lane, to the south of College Road and was accessed from College Road approximately 240m east of the junction with Cargo Fleet Lane.

The application sought consent for the erection of 106 dwellings and associated works. The dwellings consist of:

- 6 four bed detached;
- 26 three bed detached;
- 40 three bed semi-detached;
- 27 two bed semi-detached; and,
- 7 two bed terrace.

The Head of Planning informed the Committee that It was considered that the proposed development would provide a good mix of dwellings which were considered to be of good quality design in an attractive setting with an appropriate layout and ancillary works. The development would not result in any significant detrimental impact to the amenities of existing local residents or the highway network subject to suitable mitigation. The Head of Planning recommended that the application was minded for approval with conditions subject to a Section 106 Agreement relating to highway mitigation measures.

The Head of Planning advised that some mitigation measures would include:

- Offering bus passes to property occupiers
- Travel Planing exercise for the Cargo Feet Lane area
- Localised Highway Improvement works

The Committee heard that following a consultation exercise 5 objections had been received from residents and one resident made representations neither objecting to nor supporting the application.

Objections included:

- Increase in traffic congestion;
- Local roads at capacity;
- Highway safety;
- Inadequate assessment of traffic levels and movement;
- Traffic surveys should be carried out over a year not a couple of days so they are not predicted;
- Roads in poor state of repair;
- Loss of privacy;
- Close to adjoining properties;
- Inadequate access for construction phase and once completed

ORDERED that the application be **Approved** with conditions set out in the report.

17/0893/RES, Plot 2 Bridlewoods, Middlesbrough, TS8 9GJ, Reserved matters application for the erection of 1no dwelling for Mr and Mrs Lee Spensley - This item was deferred to a future meeting of the Planning and Development Committee.

17/0894/RES, Plot 3 Bridlewoods, Brass Castle Lane, Middlesbrough, TS8 9EE, Reserved matters application for the erection of 1no dwelling for Mr and Mrs Lawrence Conway - This item was deferred to a future meeting of the Planning and Development Committee.

18/0066/RES, Plot 4 Bridlewoods, Brass Castle Lane, Middlesbrough, TS8 9EE, Reserved matters application for the erection of 1no dwelling for Mr and Mrs Anthony Spensley - This item was deferred to a future meeting of the Planning and Development Committee.

18/0381/COU, 7 St Barnabas Road, Middlesbrough, TS5 6JR, Change of use from (A1 use class) shop with flat above to 2 self contained flats (C3 use class) with single storey extension to rear and alterations to the elevations for Miss Michelle

The Development Control Manager advised that a site visit had been held on the morning prior to the meeting.

The Committee heard that permission was sought for the conversion of an end terrace retail unit with flat above into two apartments, including partial removal of a previous single storey extension to the rear.

The Committee were advised that following a consultation exercise one objection had been received from a resident which included:

- Lack of parking;
- Loss of value of property;
- Noise issues; and,
- Poor appearance

The Development Control Manager advised that the development was considered to be an appropriate use for the residential area, it would not have a significant impact on the amenities of the neighbouring properties, the character of the area, and highway safety. The development was considered to be in accordance with the requirements of relevant guidance and policies DC1, CS4, CS5, H11 and the interim conversions policy.

The Development Control Manager stated that originally the application sought consent for

conversion to 3 flats, two on the ground floor and one on the first floor as existing. It was advised that during the application process the agent had worked closely with the Planning Authority, following comments received and discussions regarding the size of the ground floor flats and the proposed alterations to the elevations, revised plans were received. The revised plans altered the changes to the elevations and reduced the number of flats proposed on the ground floor from 2 one bed flats to 1 two bed flat.

The Committee heard that the remaining alterations to the external elevations included the installation of a door on the side elevation to provide access to the ground floor flat and the existing shop front on St Barnabas Road was replaced with a dormer window located centrally below the existing first floor dormer. The works to the front elevation would bring the building back in keeping with the existing residential dwellings on this section of St Barnabas Road. The front elevation was a significant improvement on the existing elevation and was in keeping with the character and appearance of the area, this would significantly enhance the visual appearance of the streetscene.

Committee Members raised some concerns over the parking and queried if double yellow lines could be put in place. The Highways Officer advised that this would be a possibility but there could be a cost implication.

The Committee felt that the application was a very desirable development and should be used as a model of good practice. The Committee thanked the Officers for their work on the application.

ORDERED that the application be **Approved** with conditions set out in the report.

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APPLICATIONS APPROVED BY THE HEAD OF PLANNING

The Head of Planning submitted details of planning applications which had been approved to date in accordance with the delegated authority granted to him at Minute 187 (29 September 1992) AGREED:

- That the content of the report be noted