

**PLANNING & DEVELOPMENT COMMITTEE
TOWN PLANNING APPLICATIONS APPROVED BY
THE HEAD OF REGENERATION & PLANNING**

For the period between 24 August 2010 and 13 September 2010

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0751/10/P

- | | |
|------------------------------------|---|
| a) Mr Zaf Mahmood
b) Mr M Brown | Variation of condition on m/fp/0113/10/p to allow variation in opening hours 12 noon to midnight daily
172 Borough Road
Middlesbrough |
|------------------------------------|---|

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 29th June 2010 and shall relate to no other plans.

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

2 **REASON FOR APPROVAL**

This application is satisfactory in that the variation of opening hours accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0767/10/P

- | | |
|---------------|---|
| a) Mr M Bowen | Siting of 1no storage container
Middlesbrough Scout Headquarters
Tollesby Road
Middlesbrough |
|---------------|---|

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st July 2010 and shall relate to no other plans.

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

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- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the garage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the garage is designed so that its appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The garage will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0768/10/P

a) Mr S Hunter

Raising height of existing ground floor pitched roof and existing 1st floor flat roof to rear

22 Cornfield Road
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 1st July 2010 and shall relate to no other plans.

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

- 2 The materials to be used in the construction of the external surfaces hereby permitted shall match those of the existing building unless otherwise first approved in writing by the local planning authority

Reason: To ensure the use of satisfactory materials.

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- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the work accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the change to the roof is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The works will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/ADV/0774/10/P

- a) Mr A Williamson
b) Mr R Hallet

1 no non-illuminated projecting sign and non-illuminated sign lettering

The Stages Academy
Wellington Street
Middlesbrough

1 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed external signage accords with the principles on national Planning Policy Guidance Note 19 (PPG19) on 'Outdoor Advertising Control'. In particular the proposed advertisements would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed signs are therefore considered to be an acceptable form of advertising, fully in accordance with the relevant policy guidance. Therefore, there are no material considerations that would indicate that the application should be refused.

2 **GUIDANCE NOTES**

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642

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728156) before any work commences on site.

3 GUIDANCE NOTES

Any projecting sign must give a minimum clearance above the public footpath of 2.45m

M/FP/0803/10/P

a) Mrs C Hudson

Two storey side extension to west elevation and raising of roof height to east elevation

b) K Fishburn

47 Harrow Road
Middlesbrough

- 1 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th July 2010 and shall relate to no other plans.

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

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the two storey extension to side to west elevation and raising of roof height to east elevation accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension and raising of roof height is designed so that the appearance is complementary to the existing dwellinghouse and so that it will not

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have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0806/10/P

- | | |
|------------------------------|---|
| a) Mr R Labonte | Single storey extensions to rear, replacement detached garage to rear & replacement windows |
| b) Stainsby Design - B Moore | 13 Linden Grove
Linthorpe
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th July 2010 and part superseding plans detailing the roof design for the extension and obscure glazing received on 2nd August 2010 and shall relate to no other plans.

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

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials.

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- 4 Full technical plans of the timber windows for the front elevation shall be supplied by the manufacturer and be submitted to and approved in writing by the local planning authority and such agreed window types shall only be constructed as part of the development hereby approved.

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

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extensions, detached garage and windows accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Development Plan).

In particular the extensions, detached garage and windows are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions, detached garage and windows will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

6 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

7 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0807/10/P

a) Mr R Hepworth

Construction of car park

b) Mr M Dixon

1 Hudson Quay
The Halyard
Middlehaven
Middlesbrough

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- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th July 2010 and shall relate to no other plans.

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

- 3 Before the development commences a scheme for surface water drainage incorporating
(a) the principles and guidance on sustainable drainage systems provided by the Environment Agency
(b) measures to prevent water from flowing onto the adjacent highways shall be submitted to and approved in writing by the local planning authority. Thereafter these schemes shall be implemented in accordance with the approved details.

Reason: In the interests of sustainable development and highway safety

- 4 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the local planning authority. Roof water shall not pass through the interceptor

Reason: To prevent pollution of the water environment

- 5 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed car park accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and Planning Policy Guidance Note 15 (PPG15) on 'Transport' and the local policy criteria on sustainability, good design, and demand management in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would support the existing office use on the site and would not have a detrimental impact on the amenities of the surrounding regeneration area by reason of traffic generation or car parking. The proposed car park is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

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6 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

7 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

M/FP/0808/10/P

- | | |
|-----------------|---|
| a) Mr Davidson | Conservatory at rear |
| b) Mr R Horsley | 76 Saxonfield
Coulby Newham
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th July 2010 and shall relate to no other plans.

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

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

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4 REASON FOR APPROVAL

This application is satisfactory in that the design of the rear conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the conservatory is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0809/10/P

a) Mr C Leonard

b) Mr M Harkin

Conversion of outbuildings to form 1no annex flat, various exts & outbuildings, assoc car parking and landscaping

Quarry Hill Farm
Nunthorpe
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th July 2010 and 13th August 2010.

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

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

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expiration of three years beginning with the date on which this permission is granted.

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.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the wall accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the wall is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The wall will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 GUIDANCE NOTES

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

6 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0837/10/P

a) Mrs C Shout
Conservatory to rear
91 Woodlea
Coulby Newham
Middlesbrough

1 REASON FOR APPROVAL

This application is satisfactory in that the design of the rear conservatory accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local

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Development Framework).

In particular the conservatory is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0839/10/P

a) Mr D McGregor

Replacement of permission m/fp/0690/07/p and new time limit (2no retail units, 1no a1/a5 unit, access & parking)

14 Longlands Road
Former Petrol Filling Station
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th April 2007 and shall relate to no other plans.

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

- 3 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.

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Reason: In the interests of the amenities of the area and to ensure a satisfactory form of development.

- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the proposed shop units hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials.

- 5 The development hereby approved shall not be occupied until details of the construction of footways to adoptable standard to ensure closure and/or alteration of the existing vehicular accesses/egresses have been submitted to and approved by the Local Planning Authority. Thereafter, these works shall be implemented before the first of the development and shall be retained as such in accordance with the approved details.

Reason: In the interest of the highway safety.

- 6 The development shall not be occupied until the car parking areas indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be approved in accordance with the approved scheme. The car park shall not be used at any time whatsoever for any other purpose than the parking of vehicles which are related to the use of the development and the car park shall at all times be ancillary to the development.

Reason: In the interests of highway safety.

- 7 Details of any external lighting, including floodlighting to the car parking area and/or any external plant machinery, shall be submitted to and approved in writing by the local planning authority before the building is occupied. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area.

- 8 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building is occupied or in accordance

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with a timetable agreed in writing with the local planning authority.
Development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area.

- 9 A scheme for the storage and removal of refuse from the site shall be submitted to and approved by the local planning authority in writing and implemented before the use hereby approved commences.

Reason: To ensure a satisfactory form of development.

- 10 Details of any ventilation and fume extraction systems to be used within Use Classes A3/A4/A5, including a full technical specification by a suitably qualified technical/professional person, specifying the position and design of the ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at the premises in pursuance of this permission shall be submitted to and approved in writing by the local planning authority. Thereafter, these details shall be installed before the use hereby permitted commences and shall be retained in full accordance with the approved details. The ventilation and extraction systems hereby approved shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters.

Reason: To ensure a satisfactory means of ventilation is provided

- 11 Before the first use of the proposed development commences detail of the proposed hours of use, including hours of deliveries/collections, shall be submitted to and approved by the Local Planning Authority. Thereafter, the uses shall be carried out in accordance with the approved hours.

Reason: In the interest of the amenities of the area.

- 12 A plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of works.

Reason: In the interests of amenity and highway safety

- 13 **REASON FOR APPROVAL**

The proposed development is considered to be appropriate for both the application site itself and within the surrounding area in that the proposal is in

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accordance with national, regional and local planning policies, statements and guidance. The relevant policies, statements and guidance are contained within the following documents:

Planning Policy Statement 1 (PPS1) - Delivering Sustainable Development
Planning Policy Statement 4 (PPS6) - Planning for sustainable Economic Growth
Middlesbrough Local Development Framework (LDF) - Approved Core Strategy (2008), Approved Regeneration DPD (2009)

In particular, the proposal meets the national planning policy statements and the relevant LDF policies regarding the efficient use of land, appropriate design and scales of development, sustainability, and accessibility that would result in a development that would be in keeping with the scale and character of the surrounding area, and would not be detrimental to the local and residential amenities of the surrounding area.

Issues of principle about the proposed use, the impact of the proposed scale and design, and of amenity have been considered fully; including those set out in the representations made by nearby residents, and are not considered to give rise to any inappropriate or undue effects. 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. On this basis the recommendation to approve conditionally is as set out for these reasons.

14 GUIDANCE NOTES

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

15 GUIDANCE NOTES

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

16 GUIDANCE NOTES

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the

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requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.

17 GUIDANCE NOTES

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

18 GUIDANCE NOTES

A Flood Risk Assessment is required for this application in line with Section 62 of PPS25

19 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

20 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

21 GUIDANCE NOTES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

22 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

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5 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0848/10/P

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|----------------|--|
| a) Mr D Turley | Replacement windows |
| b) Mr L Wall | 13 Westwood Avenue
Linthorpe
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th July 2010 and shall relate to no other plans.

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

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed windows accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the windows are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The windows will not prejudice the appearance of the conservation area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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- 6 Notwithstanding the submitted plans, no works shall commence on the building(s) until details of surveys of the structural soundness and physical condition of the building(s), and any works required to remedy any structural or conditional problems, have been submitted to and approved by the Local Planning Authority. Thereafter, these remedial works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 7 Notwithstanding the submitted plans, no works shall commence on the building(s) until full details of the proposed elevations have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s) and for the avoidance of doubt.

- 8 Notwithstanding the submitted plans, no works shall commence on the building(s) until details of:
- (a) a schedule of works for the refurbishment of the existing windows; and,
 - (b) full details of the proposed new windows and doors on the rear elevation,
- have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 9 Notwithstanding the submitted plans, no works shall commence on the building(s) until a detailed schedule and programme of all the proposed works to the building(s) have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved schedule and programme of works.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 10 Any original architectural features that are not otherwise shown on the approved plans, but which are revealed during the works hereby approved, shall be retained on site for inspection by the Local Planning Authority. Thereafter, these features shall be either retained and restored or removed in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

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Reason: In the interests of the amenity and character of the Grade II listed building(s).

11 REASON FOR APPROVAL

The application is satisfactory in that the conversion from offices / laboratory to a residential dwelling accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 and CS5 of the Council's Local Development Framework)

In particular the property is located within an area used for residential purposes and as such the conversion to a dwelling will be consistent with the use of the surrounding area. The use will not be detrimental to the character of the conservation area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The use neither individually or cumulatively will affect the function or character of the area nor will the dwelling have a significant affect on visual amenity.

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.

12 GUIDANCE NOTES

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

13 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

14 GUIDANCE NOTES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

15 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available

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on the Planning Portal website
(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>).
Please be aware that where there is more than one condition a multiple fee may apply.

M/LBC/0862/10/P

- | | |
|----------------|---|
| a) Mr A Turton | Conversion & alterations to former |
| b) Mr A Scott | offices/laboratories to form 1 no dwellinghouse |
| | Westside House |
| | Stokesley Road |
| | Marston |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th July 2010 and shall relate to no other plans.

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

- 3 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

- 4 No works shall commence on the building(s) until full details of the material(s) to be used internally (i.e. internal doors, plaster etc.) have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved material(s).

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 5 No works shall commence on the building(s) until a sample of the material(s) to be used in the external surfaces have been submitted to and approved by the Local

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Planning Authority. Thereafter, the works shall be carried out in accordance with the approved sample(s).

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 6 Notwithstanding the submitted plans, no works shall commence on the building(s) until details of surveys of the structural soundness and physical condition of the building(s), and any works required to remedy any structural or conditional problems, have been submitted to and approved by the Local Planning Authority. Thereafter, these remedial works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 7 Notwithstanding the submitted plans, no works shall commence on the building(s) until full details of the proposed elevations have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s) and for the avoidance of doubt.

- 8 Notwithstanding the submitted plans, no works shall commence on the building(s) until details of:
- (a) a schedule of works for the refurbishment of the existing windows; and,
 - (b) full details of the proposed new windows and doors on the rear elevation,
- have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

- 9 Notwithstanding the submitted plans, no works shall commence on the building(s) until a detailed schedule and programme of all the proposed works to the building(s) have been submitted to and approved by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved schedule and programme of works.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

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- 10 Any original architectural features that are not otherwise shown on the approved plans, but which are revealed during the works hereby approved, shall be retained on site for inspection by the Local Planning Authority. Thereafter, these features shall be either retained and restored or removed in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenity and character of the Grade II listed building(s).

11 **REASON FOR APPROVAL**

The application is satisfactory in that the conversion from offices / laboratory to a residential dwelling accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 and CS5 of the Council's Local Development Framework)

In particular the property is located within an area used for residential purposes and as such the conversion to a dwelling will be consistent with the use of the surrounding area. The use will not be detrimental to the character of the conservation area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The use neither individually or cumulatively will affect the function or character of the area nor will the dwelling have a significant affect on visual amenity.

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.

12 **GUIDANCE NOTES**

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

13 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

14 **GUIDANCE NOTES**

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the

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obstruction to the general public.

15 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

M/FP/0863/10/P

- | | |
|-----------------------------|--|
| a) Belle Vue Healthcare Ltd | Widening of existing vehicular access, creation of new pedestrian access & 2no additional car parking spaces |
| b) D K S Architects | 22 Belle Vue Grove
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 14th July 2010 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.
- 3 A plan showing measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the Local Planning Authority and implemented upon commencement of construction and thereafter such measures are to be removed on completion of the works. Reason: In the interests of amenity and highway safety.
- 4 A plan showing the surface water drainage that has been designed to prevent this water from flowing onto the highway to the detriment of all highway users must be submitted to and approved in writing by the Local Planning Authority. Reason: In

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the interests of amenity and highway safety

5 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed pedestrian access and car parking bays accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the pedestrian access and car parking bays are designed so that their appearance is complementary to the existing property and so that it will not have a detrimental impact on the amenity of any adjoining or nearby residents. The pedestrian access and car parking bays will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the property.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

6 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

7 GUIDANCE NOTES

The applicant is strongly advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

8 GUIDANCE NOTES

Interference or alteration of the highway requires a licence under the Highway Act 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

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M/FP/0867/10/P

- a) P Mohan
b) Stainsby Design - B Moore
- Double detached garage to rear (demolition of existing garage)
54 Cambridge Road
Linthorpe
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 15th July 2010 and the superseding plans showing further details received on 5th August 2010 and shall relate to no other plans.
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the use of satisfactory materials.

- 4 This application is satisfactory in that the design of the proposed garage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).
In particular the garage is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The garage will not prejudice the appearance of the conservation area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.
The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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5 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

6 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0868/10/P

- | | |
|---------------|--|
| a) Mr M Woods | 2no dwelling houses with associated car parking |
| b) Mr C Ross | Former Kirby College Site
Roman Road
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th July 2010 and shall relate to no other plans excepting for those submitted and approved in relation of condition 3 below

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

- 3 Notwithstanding the submitted plans, and in further compliance with condition 2 above, the design and detail of the elevations and roof of the proposed bungalows shall only be as submitted to and approved by the local planning authority before the development commences. Thereafter the development shall be carried out in complete accordance with the approved details

Reason: In the interests of the visual amenity of the Linthorpe Conservation Area

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- 4 No development shall take place until samples and/or details of the materials to be used in the construction of the external surfaces of the proposed bungalows hereby permitted have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved samples and details.

Reason: To ensure the use of satisfactory materials.

- 5 The development shall not be occupied until the car parking areas indicated on the approved plans have been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking areas shall be retained in accordance with the approved scheme. The car park shall not be used at any time whatsoever for any purpose other than the parking of vehicles which are related to the use of the development and the car park shall at all times be ancillary to the development
Reason: In the interests of highway safety

- 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development)(Amendment)(No2)(England) Order 2008(or any subsequent amending or replacement order) no enlargement of the dwelling(s) and no alterations to the external elevations of the dwellings hereby permitted shall be carried out without the further express consent of the local planning authority

Reason: In order that the local planning authority may safeguard the character and appearance of the development and the visual amenities of the area

- 7 The development shall not be occupied until details of the position, design, materials and type of boundary treatment(s) to be erected have been submitted to and approved in writing by the local planning authority. Thereafter, the boundary treatment(s) shall be completed in accordance with the approved details before the building is occupied or in accordance with a timetable otherwise agreed in writing with the local planning authority

Reason: In the interests of the amenities of the area

- 8 The existing hedge along Orchard Road shall be protected against compaction and damage during the construction works in accordance with a tree protection scheme to be submitted to and approved in writing by the local planning authority before development commences. Thereafter the development shall be implemented in accordance with the approved scheme

Reason: To ensure that the existing hedge is protected in the interests of the amenity of the area

- 9 No development shall take place until full details of both hard and soft landscape

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works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved, in accordance with a programme of works also to be approved by the local planning authority. These details shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures (eg; furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground (eg; drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.), retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of the amenities of the area.

- 10 The development hereby approved shall be built in accordance with secure by design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

- 11 Notwithstanding the submitted details, details of the siting and design of the refuse storage facilities shall be submitted to and approved in writing by the local planning authority before the development commences. The refuse storage facilities shall be provided in accordance with the approved details before the use commences

Reason: To ensure a satisfactory form of development

12 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed bungalow development accords with the principles of national Planning Policy Statements on 'Delivering Sustainable Development'(PPS1) and 'Planning for the Historic Environment' (PPS5) and the local policy criteria (Policies CS1, CS4, CS5, CS18 and DC1) in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed minor infill housing development will not significantly affect any landscaping nor prevent adequate and safe access to the building or adversely effect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposed bungalow development is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Accordingly, there are no material considerations that would indicate that the application should be refused.

13 **GUIDANCE NOTES**

Interference or alteration of the highway requires a licence under the Highway Act

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1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (Tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

14 GUIDANCE NOTES

The applicant is reminded that they are responsible for contacting the Statutory Undertakers in respect of both the new service to their development and the requirements of the undertakers in respect of their existing apparatus and any protection/diversion work that may be required.

15 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

16 GUIDANCE NOTES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

17 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

M/CAC/0869/10/P

a) Mr M Woods

Demolition of unlisted outbuilding

b) Mr C Ross

Former Kirby College Campus

Roman Road

Middlesbrough

1 The development to which this permission relates must be begun not later than the

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expiration of three years beginning with the date on which this permission is granted.

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 The works hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th July 2010 and shall relate to no other details.

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

- 3 No demolition shall commence before a contract has been let for the redevelopment of the site in accordance with planning permission reference M/FP/0868/10/P and evidence to that effect has been submitted to and approved in writing by the local planning authority

Reason: To prevent the premature demolition of the building(s) in order to avoid the formation of an unsightly gap site and/or isolated façade in the interests of the visual amenity and character of the Linthorpe Conservation Area

- 4 REASON FOR APPROVAL

This application is satisfactory in that the proposed demolition of the existing unlisted outbuilding accords with the principles of national Planning Policy Statement on 'Planning for the Historic Environment' (PPS5) and the local policy criteria (Policies CS5 & DC1) in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed demolition would not have a detrimental impact on the amenity or character of the surrounding part of the Linthorpe Conservation Area. The proposed works are therefore considered to be acceptable in accordance with the relevant policy guidance and statements. Accordingly there are no material considerations that would indicate that the application should be refused.

- 5 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

- 6 GUIDANCE NOTES

Measures must be taken to protect existing footpaths and verges being damaged by site vehicles.

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7 GUIDANCE NOTES

Demolition requires notification under Section 80 of the Building Act 1984 prior to any work commencing on site.

M/FP/0872/10/P

- | | |
|-------------------|--|
| a) Mrs K Elenor | First floor rear extension & single storey front extension |
| b) Mr S D Pinches | 58 Southwood
Coulby Newham
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 16th July 2010 and shall relate to no other plans.

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 This application is satisfactory in that the design of the proposed extensions accord with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the extensions are designed so that their appearance is complementary to the existing dwelling house and so that they will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material

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considerations that would indicate that the development should be refused.

5 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/ADV/0877/10/P

- | | |
|-----------------|---|
| a) Mrs F Barlow | Non-illuminated sign lettering to south elevation |
| b) Mr R Parsons | Bohouse
Sussex Street
Middlesbrough |

1 REASON FOR APPROVAL

This proposal is acceptable in that the design and appearance of the non-illuminated lettering accords with the principles of national planning policy (Planning Policy Guidance Note 19 or PP(19) and the local policy requirements (Core Strategy Policies CS5 & DC1) of the Council's approved development plan. In particular, the proposed display is designed so that its appearance is complementary to the recently completed contemporary building and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The sign will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance. The proposed lettering is therefore considered to be an acceptable form of signage, fully in accordance with the relevant policy guidance and consequently there are no factors which indicate that consent for the advertisements should be refused.

M/FP/0878/10/P

- | | |
|-----------------|---|
| a) Mr G Field | Two storey side extension & single storey rear extensions |
| b) Mr A Vandome | 35 Fox Howe
Coulby Newham
Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th July 2010 and shall relate to no other plans.

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

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to side, single storey extensions to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework). In particular the extensions are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0879/10/P

- | | |
|-----------------|------------------------------------|
| a) Mr R Horner | Two storey rear extension |
| b) Mr A Vandome | 22 Grosvenor Road
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

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- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th July 2010 and shall relate to no other plans.

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 The first floor bathroom window on the west elevation must be opaque glazing and shall be installed before the use of the room commences. Thereafter the window shall be retained as approved. Reason: In the interests of the amenities of the neighbours.

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy CS5 & DC1 of the Councils Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwelling house and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

6 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0884/10/P

a) Mr & Mrs Coaten

Single storey extension to rear
28 Barberry
Coulby Newham
Middlesbrough

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1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th August 2010 and shall relate to no other plans.

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

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0888/10/P

a) Mr D Turner

Single storey extension to side
260 Eagle Park
Marton
Middlesbrough

1 The development to which this permission relates must be begun not later than the

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expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the floor plans and elevations received on 22nd July 2010 and the site plan received on 18th August 2010.

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed single storey extension to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the single storey extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0897/10/P

a) Mr Abdul Majid

Single storey rear extension
14 Wroxton Avenue
Middlesbrough

- 1 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing

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building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 26th July 2010 and shall relate to no other plans.

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

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/ADV/0901/10/P

- | | |
|----------------|---|
| a) Mr D Miller | 2n0 non-illuminated site entrance signs, 2n0 non-illuminated fascia signs & various directional signs |
| b) Mr M Brook | Ormesby & Priory Woods School
Stockwith Close
Netherfields
Middlesbrough |

- 1 The signage hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th July 2010

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and shall relate to no other plans.

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

2 REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the signs accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signs will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

M/ADV/0904/10/P

a) Mr S Dovener

2no non-illuminated site entrance signs, 1no non-illuminated fascia sign, & various directional signs

b) Mr M Brook

Acklam Grange School
Lodore Grove
Acklam
Middlesbrough

- 1 The signage hereby approved shall be carried out in complete accordance with the plans and specifications received on 27th July 2010 and shall relate to no other plans.

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

2 REASON FOR APPROVAL

The application is satisfactory in that the design and appearance of the signs accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the

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street scene or any adjoining residents. The signs will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

M/FP/0951/10/P

- | | |
|-----------------------|--|
| a) Cleveland Police | Siting of 1no metal container in rear car park |
| b) Mr Jeremy Ferguson | Cleveland Police District H Q
Bridge Street West
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 2nd August 2010 and shall relate to no other plans.
Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**
This application is satisfactory in that the proposed siting of a container accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and the local policy criteria on design and sustainability in Policies CS1, CS4 & CS5 and the development control criteria in Policy DC1 within the Core Strategy of the Middlesbrough Local Development Framework (LDF). Furthermore, the proposal accords with use and design

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M/FP/0955/10/P

- a) Mr C Newson
b) Architectural Consultants Ltd
- Ground floor only change of use from office (a2) to
1no flat with alterations to side elevation
103 Kings Road
North Ormesby
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th August 2010 and shall relate to no other plans.

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

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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.

- 3 All party walls and floors between the proposed dwelling and adjoining dwellings shall be insulated against the transmission of airborne and impact sound to a standard equivalent to that contained in Section E of the Building Regulations 2000 (as amended)

Reason: To ensure a satisfactory form of development and protect the amenity of neighbouring occupiers

- 4 The windows in the development shall be sufficient to ensure that habitable rooms are protected to less than 35dB(A) L10. Internal noise levels must be obtainable while ventilation to habitable rooms meets the requirements of The Building Regulations 2000 (as amended). Windows and any associated ventilation equipment shall be of a design to be agreed in writing by the local planning authority prior to the installation of the windows and any associated ventilation equipment. The windows and any associated ventilation equipment shall thereafter be installed in accordance with the approved details. All works, which form part of the approved details shall be completed before the proposed flat is occupied

Reason: To ensure a satisfactory form of development and protect the amenity of neighbouring occupiers

- 5 The development hereby approved shall be built in accordance with secure by

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design principles, the details of which shall be submitted as a scheme and approved in writing by the local planning authority and the development shall be carried out wholly in accordance with the agreed scheme before occupation commences

Reason: To ensure a satisfactory form of development

6 REASON FOR APPROVAL

This application is satisfactory in that the ground floor change of use from office (A2) to 1no flat accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the change of use will not have a detrimental impact on the amenity of any adjoining or nearby property. The flat will not prejudice the appearance of the area and will not significantly affect any landscaping nor prevent adequate and safe access to the site.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

7 GUIDANCE NOTES

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

8 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

9 INFORMATIVE

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, 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/feecalculator>).

Please be aware that where there is more than one condition a multiple fee may apply.

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M/FP/0956/10/P

- a) A & H C Wells
- b) Mr L Paley

Two storey extension to side with formation of garage, single storey extension and conservatory to rear

100 Earlsdon Avenue
Acklam
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th February 2010 and shall relate to no other plans.

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed two storey extension to side with formation of garage and single storey extension and conservatory to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the proposal is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extensions and conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th August 2010 and shall relate to no other plans.

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

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey garage extension to front and pitched roof over existing side extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the proposal is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The garage extension and pitched roof over existing extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

5 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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M/FP/0961/10/P

- | | |
|-------------------|---|
| a) H R Safarzadeh | Change of use from retail shop (a1) to cafe (a3) |
| b) Mrs E Clements | 38 Market Place
North Ormesby
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th August 2010 and shall relate to no other plans.

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

- 3 Before any fixed plant and machinery, including refrigeration and air conditioning equipment is used on the premises it shall be enclosed with sound insulating material and mounted in a way which will minimise transmission of airborne and structure borne sound in accordance with a scheme to be approved in writing by the local planning authority.

Reason: In the interests of the amenities of the area.

- 4 All party walls and floors between the proposed café and residential accommodation shall be insulated against transmission of airborne and impact sound to a standard equivalent to that contained in Approved Document E (2003 edition) of the Building Regulations 2000 as amended. The applicant shall satisfy the local planning authority that all party walls and floors meet the required standard prior to any part of the premises being occupied

Reason: To ensure that the building is adequately soundproofed in the interests of the occupiers of adjoining/adjacent or nearby residential properties.

- 5 The use hereby permitted shall only be operated between the hours of 0900 hours and 1700 hours Monday to Saturday and between the hours of 1000 hours and 1400 hours on Sundays and Bank or Public holidays

Reason: In the interests of the amenity of the area

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- 6 The use hereby permitted shall not commence until facilities for the disposal, storage and collection of refuse have been made available within the boundary of the site.
Reason: To ensure a satisfactory form of development
- 7 Collections from the refuse store must be kept between the hours of 0900 hours and 1700 hours Monday to Saturday and at no times on Sundays, Bank of Public holidays
Reason: In the interests of the amenity of the area
- 8 No deliveries shall be taken at or despatched from the site outside the hours of 0900 hours and 1700 hours Monday to Saturday and at no times on Sunday, Bank or Public holidays
Reason: In the interests of the amenities of the area
- 9 The premises shall be used for the proposed café(A3) and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification)
Reason: For the avoidance of doubt
- 10 **REASON FOR APPROVAL**
The application is satisfactory in that the change of use from A1 retail to A3 cafe accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS4, CS5, CS13, DC1 & REG29 of the Council's Local Development Framework)
In particular the A3 cafe is located within an area identified on the Councils Local Development Framework as a medium scale local centre and as such the cafe will be consistent with the local centre use of the surrounding area. The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The use individually or cumulatively will not affect the function or character of the area. The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.
- 11 **INFORMATIVE**
Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available

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Reason: In the interests of amenity and highway safety.

5 REASON FOR APPROVAL

The application is satisfactory in that the proposed temporary use accords with the principles of National Planning Policy on " Delivering Sustainable Development" (PPS1) and "Planning for Sustainable Economic Growth" (PPS4), and the local policy criteria in the Core Strategy and Regeneration DPD of the Middlesbrough Local Development Framework (LDF) (Policies CS1, CS4, CS5, DC1, and REG9.

In particular the proposed development will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed will not prejudice the longer term regeneration of the area and would not significantly affect the character of the area by reason of traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations that would indicate that the development should be refused.

6 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0974/10/P

a) Mrs P Evans	Change of use from public open space to residential curtilage with boundary fence 44 Southdean Drive Hemlington Middlesbrough
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1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th August 2010 and shall relate to no other plans.

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

- 3 Before development commences a formal highway closure of the area of land to be enclosed must be undertaken and completed to the satisfaction of the local planning authority

Reason: In the interests of amenity

4 **REASON FOR APPROVAL**

The application is satisfactory in that the change of use from public open space to private residential curtilage accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy of the Council's Local Development Framework)

In particular the change of use will be consistent with uses in the surrounding area.

The use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents.

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.

M/FP/0975/10/P

- | | |
|-------------------|---|
| a) Mr Mcluskey | Conservatory to rear |
| b) Mr K Stevenson | 33 Pritchett Road
Ormesby
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th August 2010 and shall relate to no other plans.

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

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avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed conservatory to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the conservatory is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0990/10/P

- | | |
|------------------|---|
| a) Mr C Robinson | Continuation of use as temporary car park |
| b) Mr H Avison | Land South Of Centuria Building
University Of Teesside
Wilton Street
Middlesbrough |

- 1 The works hereby permitted shall be removed and the land restored to its former condition on or before 30th September 2012 in accordance with a scheme to be submitted to and approved by the local planning authority unless the prior approval of the local planning authority has been obtained to an extension of the period of validity

Reason: In the interests of the amenities of the area

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 11th August 2010 and shall relate to no other plans.

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

avoidance of doubt.

3 REASON FOR APPROVAL

This application is satisfactory in that the retention of the car park construction would accord with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and PPG13 on 'Transport' and the criteria in Policies CS1, CS4, CS5, DC1 and REG24 in the approved Core Strategy and Regeneration DPD of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The retention of the car park would not adversely effect the character of the area by reason of undue traffic generation and would continue to support the provision of additional University facilities within the existing campus. The retention of the car park is therefore considered to be an appropriate development in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.
