



**MIDDLESBROUGH DEVELOPMENT CORPORATION  
PLANNING BOARD**

**Wednesday, 29 November 2023 at 1.00pm**

**Mandela Room, Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ**

<u>Members</u>		<u>Officers in Attendance</u>	
Mayor Ben Houchen (Chair)	Tees Valley Mayor	Gary Macdonald	Group Director of Finance and Resources
Mayor Chris Cooke	Middlesbrough Mayor (Elected Member of Middlesbrough Council)	Emma Simson	Interim Chief Legal Officer and Monitoring Officer
Steve Turner	Independent Member	Sarah Brackenborough	Head of Operations
Paul Booth	Independent Member	Victoria Pescod	In House Lawyer
Mark Webster	Independent Advisor		
<u>Associate Members</u>			
Julie Gilhespie	Associate Member	<u>Others in Attendance</u>	
Clive Heaphy	Associate Member	Josh Woollard	Lichfields UK
		<u>Apologies</u>	
		Mieka Smiles	Independent Member



1.	<p><b>APOLOGIES FOR ABSENCE</b></p> <p>The Chair welcomed all in attendance to the Middlesbrough Development Corporation (MDC) Planning Board meeting.</p> <p>Apologies for absence were submitted as detailed above.</p>
2.	<p><b>DECLARATIONS OF INTEREST</b></p> <p>There were no declarations of interest.</p>
3.	<p><b>GOVERNANCE AND APPOINTMENTS</b></p> <p>The Acting Chief Legal Officer and Monitoring Officer submitted a report which presented for approval Planning Board Terms of Reference, setting out the basis on which planning decisions should be made. The report also provided guidance to those wishing to speak at Planning Board Meetings and sought approval of the proposed way in which to deal with complaints in relation to planning matters.</p> <p><b>RESOLVED</b> – That the Middlesbrough Development Corporation Planning Board:</p> <ul style="list-style-type: none"> <li>(i) Approves the Planning Terms of Reference for insertion into the Middlesbrough Development Corporation Constitution;</li> <li>(ii) Notes the guidance for Members of the Middlesbrough Development Corporation Planning Board, Officers and members of the public;</li> <li>(iii) Notes and adopts the draft Speaking Note for Planning Board Meetings, which sets out the procedure for speaking at Planning Board Meetings; and</li> <li>(iv) Approves the proposal to adopt the Middlesbrough Development Corporation Complaints Procedure for complaints regarding planning matters.</li> </ul>
4.	<p><b>PLANNING APPLICATIONS</b></p>

**23/5033/FUL** Extension to provide passenger lift and associated alterations including openings and access, accessible toilets provision, refurbishment of rooms and replacement floor coverings and other works.

The application relates to Central Library in Centre Square within Middlesbrough Town Centre. The library building is Grade II listed and sits within the town centre boundary within the central/civil sector as identified on the Councils Proposals Map. Other buildings surrounding the library include MIMA, Town Hall, other Council Offices and Magistrates Court. There are also residential properties in the wider area. The application seeks planning approval for a passenger lift to the rear and alterations internally to improve accessibility.

Section 38 of the Planning and Compulsory Purchase Act 2004 requires local authorities to determine whether the development plan and policies CS4 (design and heritage), CS5 (high standard of design), and DC1 (vision appearance of development in relation to surrounding area) of the Development Plan are considered relevant. The design includes high quality natural materials, would not be considered detrimental to the visual amenity of the area. The separation distances between the proposal and any adjacent properties exceed recommended standards. There are no highway implications. It is recommended that planning permission is granted subject to conditions.

The consultation team at Middlesbrough council has been consulted and have no objections.

Mark Webster (MW) asked whether the design code is present within the design. Josh Woollard (JW) replied that the secure by design code is represented. Steve Turner (ST) asked why we're looking at this in two separate things. JW said that there's an application for planning permission and an application for listed building consent.

Ben Houchen (BH) asked whether there are any negatives to consider when approving this application. JW replied no, existing openings are being used and other features of the proposed design are in keeping with the existing building. BH asked why the report was not determined within the original determination date, and whether there was a process reason for this. JW replied that the application was received on 26<sup>th</sup> June 2023, and was then transferred to MBC to submit and an extension of time was required to allow for the MDC Board meeting to take place.

**RESOLVED** that the Board approved **23/5033/FUL**

**23/5034/FUL** Extension to rear to provide passenger lift.



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5.	<p><b>DELEGATED DECISIONS</b></p> <p>The Head of Planning submitted a report which presented an update on recent planning applications that had been determined under delegated authority.</p> <p><b>RESOLVED</b> – That the Board notes the recent planning applications listed in the report that had been determined under delegated authority.</p>
6.	<p><b>APPEALS</b></p> <p>There were no planning appeals to report.</p>
7.	<p><b>ENFORCEMENT</b></p> <p>There were no planning enforcement matters to report.</p>

<b>8.</b>	<b>DATE OF NEXT MEETING</b> Wednesday, 24 January 2024
The meeting concluded at 1.35pm	