

**COUNCILLOR CAROL MCARDLE REPORT FOR PARISH COUNCIL MEETING
21st November 2023**

PUBLIC RIGHTS OF WAY AND BRIDLEWAYS

Ward Walkabout

Cllr McArdle participated along with Cllr McClintock in a Ward walk with Officers of Middlesbrough Council. Various concerns/local issues were raised in Nunthorpe Parish area. Including Public Rights of Way Litter bins and pavements. These were taken on board by Council Officers, resulting in liaison with relevant Council Officers.

As a result, a walk of PROW's, including the Bridleway took place on 15th November with Cllr McClintock, Cllr. McArdle and MC Rights of Way Officer. This was a productive walkabout and a number of actions agreed. It was suggested to undertake regular walks of Nunthorpe Rights of Way on a monthly basis. **Action: Cllr McArdle to liaise with the Rights of Way Officer to plan routes and dates.**

Nunthorpe Bridleway/Green Link/PRoW

Stretch of the bridleway that runs between Grey Towers Park and Robertson development remains overgrown, resulting in reduced safe passing provision for both horse riders and cyclists. There appears to have been some reducing of overgrowth over the last few days. MC Rights of Way Officer has initiated actions to be undertaken in this area and will be in contact with the relevant landowners. Cllr McArdle will monitor for further work being undertaken from Autumn through to Spring.

MID/065 The Green Link Route through Grey Towers Park has now had bark supplied and added to areas by Middlesbrough Council on areas of the route prone to flooding. There remains some further cutting back of overgrowth to be undertaken. The Right of Way Officer will follow this up with the landowner.

Action proposed: Cllr McArdle to monitor requesting Clerk to follow up with MC Rights of Way Officer where necessary.

Public Right of Way Guisborough Road to Nunthorpe bypass

The hedgerow along path leading from Guisborough Road alongside Marton & Nunthorpe Playing Fields MID/063/3 appears overgrown.

Action proposed: Cllr McArdle to schedule this route in area Walk with Rights of Way Officer..

**Notice of Public Path Order Town and Country Planning Act 1990, Section 257 and Paragraph 1 of Schedule 14 Wildlife and Countryside Act 1981
Footpath No. 53 (Nunthorpe) Diversion and Definitive Map and Statement
Modification Order 2023**

This route was included in the walk about on 15th November. Concerns regarding the locked gate at Stokesley Road end and accessibility of the stile were noted by the Rights of Way Officer who will discuss again with the farmer. Recommend that no objection to the diversion is required.

Overall maintenance of the surfaces of rights of way was discussed and has now been confirmed this is undertaken 3 times a year. The diverted route will be added to the schedule by MC.

Rights of Way officer confirmed boundaries of Rights of Way are the responsibility of the landowner.

Additional planned improvements to the surface of some rights of way were discussed:

MID/211 Stokesley Road GTP stone surfacing at wooden gate

MID/046/1 Field from loop to Agricola Cottages Nunthorpe Village to be stone surface at wooden stile once agreement of Landowner is obtained.

Footpath from Sessay Grange to Bridleway noted that gate or bollards may be required to prevent vehicular access to Bridleway. Rights of Way Officer will follow up with Robertson's Homes.

PLANNING APPLICATIONS

PREVIOUS APPLICATIONS

22/0524/MAJ Land at Ford Close Riding Centre, Nunthorpe proposed erection of 45 dwellings (Marton West). This planning application has been resubmitted to MC by the developer. There appears no change from original application. Update within 'New Applications below.

22/0270/MAJ Land South West of Grey Towers Farm proposed development of 8 dwellings.

Application was refused by MC Planning Committee. Ward Councillors and Parish Council made representation at the planning meeting held. Applicant will have the right to appeal. Reasons refused: Overdevelopment of the site In the opinion of the Local Planning Authority, the proposed development is considered to represent an overdevelopment of the site, adversely impacting on the PROW, the general character of the area and the Nunthorpe and Poole Conservation Area, contrary to the requirements of Local Plan Policies CS5 (c, f and h) and DC1 (b and c).

22/0431/FUL 8 RYEHILL CLOSE – Retrospective single storey extension.

Application refused by MC. An update has now been provided by Mr Clarke Head of Planning, MC report following refuse and enforce by MC in August 2022. Mr Clarke advises due to resource and capacity issues required notices are being worked

through and will be worked through in date order. **Action: Clerk to monitor for further update response.**

Wall on Brass Castle Lane – no further update, likely to be in backlog of enforcement issues.

20/0597 LEVINGTON WYND – Enforcement action to be taken by MC see updated planning application below

21/0005/6 NUNTHORPE HALL – revised planning application received for storage facility. Objection submitted due to location, size and scale. **Planning approval was granted, revised application 23/0356/VAR was resubmitted by developer. Revisions were minimal and not anticipated to affect neighbouring properties. RESOLVED**

22/0693/FUL Conversion and buildings to form 7 dwellings Nunthorpe Hall Farm. **Application approved by MC with conditions. Conditions include the PRow through the site. Further information provided by Rights of Way Officer.**

22/0723/FUL Proposed New 2.5 storey dwelling, retention & alterations to **The Red House Cottage Church Lane**. Objection submitted. No further update at time of report.

23/0166/FUL AVENUE PLAY PARK

Additional consultation is now being sort from neighbouring residents in the Park vicinity; date for comments is now 10th July for those residents. A number of concerns are noted, particularly around placement of equipment suited for older children. Of note are the comments also to the application by Cleveland Police, in regard to anti-social behaviour particularly in un lit areas. The Parish Council shared some of these concerns with regard to placement of equipment close to paths, ensuring adequate lighting and CCTV coverage reach of the area to discourage anti-social behaviour and impact on neighbouring residents. Concerns submitted to MC. Additional concerns were made by Cleveland Police at a recent meeting with Ward and Parish Councillors. Concerns are with an increase in ASB in the area and poor lighting and lack of CCTV coverage.

STAINTON WAY/GYPSY LANE AREA PROPOSED IMPROVEMENTS

Further to correspondence from MC Principal Engineer – Traffic & Parking and Transport & Infrastructure Manager, this scheme is now proceeding as planned. The suggestion of implementing a Park & Stride Scheme at Brunton Arms Car Park has not been ruled out. Although the Transport & Infrastructure Manager has expressed reservation as it is believed a similar scheme was trialled in the past.

Cllr McArdle proposes that a multifaceted co-ordinated approach is required if such a scheme is to be successful. This would require partnership with all stakeholders.

Cllr McArdle has also been made aware by a resident and noticed further increase in speeding along Cookgate. School and residents have expressed further concerns regarding unsafe parking around St Bernadette's and The Avenue Schools. Incidents of blocking residents drives, narrowing roads which inhibit access for emergency services (Fire & Ambulance), creating risks to pedestrian safety on Cookgate and residential roads in the area.

Action proposed: Parish Council put forward the request for participation in a co-ordinated approach to look at the feasibility of implementing a Park & Stride Scheme, in conjunction with the Land owner Brunton Arms, relevant Primary Schools, Middlesbrough Council Officers, including the Director of Public Health and Ward Councillors.

NEW APPLICATIONS

22/0524/MAJ Land at Ford Close Riding Centre, Nunthorpe proposed erection of 45 dwellings (Marton West). This planning application has been resubmitted to MC by the developer. There appears no change from original application.

Cleveland Police have made comment on their concern regarding security and access via proposed footpaths from open ground.

MC Highways have made comment on lollipop style turning areas appearing 'tight'; this may be an area for concern by Marton West Councillors from PC recent experience of concerns raised by Grey Towers Village residents on neighbouring estate.

Objection submitted due to proximity to Nunthorpe Ward and potential impact on Ward infrastructure. No further update at time of report.

3/0488/COU Application for the 3 residential dwellings of 15, 17, 19 East Side who have been given the option to purchase this piece of land. Application is to change of use of land from agricultural to residential gardens. No objection to this, we can just monitor in the future for any application to erect additional dwellings.

23/045/FUL Application for addition of Pharmacy to GP Surgery on Stokesley Road. - this was included in the original planning application for the Surgery. I see no reason to object, however we may like to make comment on Parking and access concerns regarding signage and footpath, as previously discussed at PC meetings.

Concerns would be:

The Pharmacy build is an addition to the existing building, modifying the South elevation. Therefore concerns would be that during the construction phase and upon completion it will be necessary to ensure safe pedestrian and vehicle access for staff and patients attending the Surgery. Therefore consideration should be given to a pelican crossing being placed on Stokesley Road.

Also it seems there will only be 2 additional parking spaces allocated, the assumption that most pharmacy users will be using the Practice at the same time.

Therefore, no allowance for other increased pharmacy use, or return visits to collect subsequent prescriptions or non-prescription items.

Parish Council would request clear signage to the GP Surgery and Pharmacy is placed on Stokesley Road along with a Pelican crossing. In addition for a litter bin to be provided by the developer and placed close to the footpath on Stokesley Road. It was confirmed on Ward walkabout with Council Officers that should a litter bin be provided, area care would add to their service round.

23/0185/FUL 12 Levington Wynd - This is a revised application and appears to be reduced in size and more in keeping with similar extensions in the vicinity. Therefore I see no grounds to object. A concern would be on length of time to reduce size/appearance and commence works if approval given. Need to confirm with Planning Dept. where enforcement of the original build and retrospective planning application refused affects this revised application if approved.

23/0587/FUL 4 Mickleby Close First floor extension, materials in keeping with existing property. No reason to object.

23/0569/FUL 23/0/0570/LBC The Lodge, Stokesley Road, Application for replacement windows. Listed building and within conservation area. Application in keeping with requirements, no reason to object

Report submitted Cllr Carol McArdle