

**COUNCILLOR CAROL MCARDLE REPORT FOR PARISH COUNCIL MEETING  
16<sup>th</sup> JANUARY 2024**

**PUBLIC RIGHTS OF WAY AND BRIDLEWAYS**

**Ward Walkabout**

As a result, a walk of PROW's, including the Bridleway took place on 15<sup>th</sup> 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. **No further communication from MC Rights of Way Officer or walkabouts arranged.**

**Action: Clerk/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.**

**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).

**APPEAL SUBMITTED BY APPLICANT TO PLANNING INSPECTORATE**

**Action proposed: Parish Council to request MC Planning Department reinforce our objections in their response to the appeal. CMc/Clerk**

**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

**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 DECISION TO APPROVE WITHDRAWN** – No further update

## **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. **NO**

#### **DECISION/UPDATE**

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.

**23/045/FUL** Application for addition of Pharmacy to GP Surgery on Stokesley Road. **APPROVED** email received regarding concerns raised by PC, concerns regarding access and parking were considered. Installation of Litter bin request was passed on to developer who requested additional information. **Action: PC to liaise with agent/developer.**

**23/0185/FUL** 12 Levington Wynd – **APPROVED** 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.

**23/0638/FUL – no concerns**

**23/0628/FUL – no concerns**

**23/0624/FUL Matfen Ave – no concerns**

Report submitted Cllr Carol McArdle