

COULBY NEWHAM SITE 45 — HOUSING DEVELOPMENT BRIEF, MP305 +

The Chief Economic Development and Planning Officer submitted a report on the proposals for the development of Site 45, Coulby Newham, as outlined in Development Brief MP305.

At Minute 3381 of the Policy and Resources Committee (21 April 1992) Site 45 had been identified for disposal for housing development and the Economic Development and Planning Committee had subsequently approved Development Brief MP305 at its meeting held on 15 October 1992.

Site 45 was situated in Neighbourhood E to the south of Stainton Way, adjacent to the new access road with the site being allocated for private housing. A development was proposed on the 2.1 hectares of not more than 52 dwellings. The site was an existing field in Council ownership and vehicular access would be from a new road and roundabout, on the neighbourhood access road, to be provided by the developer. The developer would be required to provide footpaths/cycle ways to the north and south of the site, a footpath to the east of the site and landscaping on the periphery, together with an element of craft work and a new Coulby Newham sign.

The belt of landscaping on the east, south, west and north boundaries of the site would be to a specification and design to be agreed and these areas would become a maintenance responsibility for this Committee. A half acre general amenity area would be provided on the western boundary of the site and would be part of the larger area linked to Site 44. Part of the north-west corner of the site was currently occupied by one pylon and connecting electricity cable. This area would be excluded from the development site although the developer was required to provide landscaping and an access route for maintenance. This area was an integral part of the northern boundary landscaping.

The site would be marketed on a design and bid basis with a view to eventual freehold disposal to the selected developer. It was anticipated that disposal would be completed by April 1993 and work commenced on site by June 1993.

The outline proposals for Site 45 had been presented to the Neighbourhood Forum and no objections had been raised.

RECOMMENDED that Development Brief MP305 for Site 45, Coulby Newham be approved:

Note: search google for- longridge wood middlesbrough public enquiry

2. That the Chief Economic Development and Planning Officer be authorised to obtain tenders for the work.
3. That the submission of a planning application for the development be authorised.

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1549 1992/1993 URBAN PROGRAMME - ALLOTMENT SELF MANAGEMENT PROPOSALS - FENCING +

The Chief Leisure Services Officer submitted a report on fencing proposals for the Beechwood allotment site, to be met from the 1992/93 Urban Programme.

A block bid of £20,000 a year for four years had been made in 1990/91 as part of the Urban Programme process to progress allotment self-management. Over the first two years of the programme £40,000 had been spent on fencing at the Saltersgill Allotments.

At Minute 1188 (13 October 1992) it had been agreed that the next phase of fencing be undertaken at the Beechwood allotment site subject to the satisfactory completion of an exercise aimed at rationalising the site layout. The Saltersgill Community Council had requested that possible alternative uses of vacant land at the Beechwood Allotment site be investigated. Tenancy levels had declined at the site over a number of years with 50% of the plots currently being vacant. All other sites in Middlesbrough, with the exception of Berwick Hills, had vacancy levels of 10% or less. Attempts had been made over the years to arrest