



**Redcar & Cleveland**

**Statement of Consultation for the  
Saltburn Conservation Area  
Management Plan  
Supplementary Planning Document  
August 2019**





## Contents

1. Introduction .....	2
2. Background.....	2
3. Consultation on the SPD.....	2

Appendix A: Schedule of Responses - Saltburn Conservation Area Management Plan SPD 4

## **1. Introduction**

1.1. This Statement of Consultation has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 and Regulation 12 of the Town & County Planning (Local Planning) (England) Regulations 2012, which requires that the Local Planning Authority prepare a statement setting out the persons consulted when preparing a Supplementary Planning Document (SPD), a summary of the main issues raised by those persons and how those issues have been addressed in the SPD.

1.2. This statement, therefore, sets out details of the consultation that has taken place and how this has informed the Saltburn Conservation Area Management Plan SPD.

## **2. Background**

2.1. The Saltburn Conservation Area Management Plan SPD has been prepared by Redcar & Cleveland Borough Council, as the Local Planning Authority. The SPD is intended to halt the damage to character that has occurred in Saltburn Conservation Area since designation in 1976 and to ensure that over forthcoming years the character of the conservation area is enhanced. This will be achieved by tightening planning restrictions across the conservation area by removing permitted development rights, which currently allow myriad alterations to single dwelling houses, many of which have been inappropriate resulting in harm. The SPD also provides guidance to ensure that harmful planning proposals are rigorously opposed.

2.2. The SPD is accompanied by an updated Conservation Area Appraisal, which is intended to act as guidance to those considering external alterations to buildings and work to the public realm within Saltburn Conservation Area. Taking a graphical approach, the appraisal divides the conservation area into separate distinct character areas and provides clear visual guidance on how to avoid harmful proposals.

## **3. Consultation on the SPD**

3.1. The consultation period for the SPD began on 17 December 2018 and was initially intended to run until 31 January 2019 but was subsequently extended until 22 February 2019 in order to allow additional time for further comments to be received.

- 3.2. The Council has developed a comprehensive consultation database which includes residents, resident associations, elected representatives, community and voluntary groups, developers and businesses, infrastructure providers, government agencies and other prescribed bodies (as detailed in Appendix 7 of the Local Plan Consultation Statement April 2017). The current consultee database contains over 2,700 contacts and all contacts on the database were notified, either via post or email, of the start and end of this consultation, the nature of the consultation and how comments on the consultation documents could be submitted.
- 3.3. In addition notices of the consultation were placed in the local press and in Saltburn Library and on the website of the Council. A stakeholder event was held at Saltburn's SCAA Hall on 9<sup>th</sup> January 2019 from 3pm to 7.30 pm and a further display and presentation was given as part of the Saltburn Neighbourhood Action Partnership (SNAP) meeting on 23<sup>rd</sup> January at approximately 5.30pm.
- 3.4. A total of 12 representations were received as a result of the consultation. All comments with relevance to the Saltburn Conservation Area Management Plan SPD were considered by the Council and, where appropriate, changes were made to the document. The consultation responses received and the Council's response to them are detailed within Appendix A.

**Appendix A: Schedule of Responses - Saltburn Conservation Area  
Management Plan SPD**

COM_01		Summary of Representation	Council Response
Full Name	Beth Davies	Improvements to the unkempt car park on Milton Street. A Section 215 Notice may be beneficial here unless the car park is within the ownership of the Council.	Previously complaints were received about the condition of the car park boundary railings. That resulted in the landowners carrying out some repair work which improved the situation. Overall, whilst the expanse of the car park is far from a positive feature, it is considered there is no serious harm to amenity warranting enforcement action under section 215 of the T&CPA 1990.
Organisation	CPRE		
COM_1.1		Summary of Representation	Council Response
Full Name	Beth Davies	Consideration of the future management and use of Station Square which was conceived of as a public space, but which currently functions as a roundabout (para. 4.17 of the CAA).	Due to a lack of alternative transport provision, it is unfeasible to fundamentally change long established public transport routes to such a degree. This element has therefore been omitted from the update 2018 Conservation Area Appraisal.
Organisation	CPRE		
COM_1.2		Summary of Representation	Council Response
Full Name	Beth Davies	The creation of TPOs to protect the trees identified within the CAA as making a particular contribution to the character of the conservation area should be considered to support Actions 4 and 28. These trees are listed at para. 4.42 of the CAA.	The trees in the 2011 appraisal are mentioned in the individual "overview" sections of the updated 2018 appraisal. Action 28 of the Management Plan has been reworded to take into account trees which may not be
Organisation	CPRE		

			protected but provide a positive contribution to the character of the conservation area.
COM_1.3		Summary of Representation	Council Response
Full Name	Beth Davies	Action pertaining to the consolidation of the brick and stone staircase and viewing platform which are described at para 4.45 of the CAA as being neglected and missing balustrades. A Section 215 Notice may be helpful to achieve the consolidation of this structure which may also be worthy of inclusion in the proposed Local List.	Since the 2011 Conservation Area Appraisal the site has been sensitively re-developed as holiday accommodation and is no longer neglected.
Organisation	CPRE		
COM_1.4		Summary of Representation	Council Response
Full Name	Beth Davies	Action pertaining to the conservation of the Victorian and Edwardian pavement canopies which are identified within the CAA as neglected and in need of conservation. A condition survey of these canopies could be carried out as part of the proposed shopfront audit in Action 24.	Funding is available for a project to enhance and conserve historic metalwork features within Saltburn Conservation Area. That particular issue can therefore be addressed via Action 26 of the plan as the canopies are considered to be non-designated heritage assets.
Organisation	CPRE		
COM_2		Summary of Representation	Council Response
Full Name	Beth Davies	Action 40 refers to the encouraged re-use of the former cottages in Old Saltburn but does not include the disused, listed mortuary which is presumably an oversight.	Action 40 in the Conservation Area Management Plan has been revised accordingly.
Organisation	CPRE		
COM_3		Summary of Representation	Council Response
Full Name	Beth Davies	There is no action relating to the extended introduction of Victorian style street lighting despite being raised as a desirable enhancement.	Comments noted. The introduction of appropriate street furniture will be addressed through the inclusion of Action
Organisation	CPRE		



			29.
COM_4		Summary of Representation	Council Response
Full Name Organisation	Beth Davies CPRE	At para 2.21 it may be worth mentioning that historic timber is generally of a much higher quality and more durable than modern timber and as such a repaired window can often outlast a replacement window, many of which only come with a ten-year guarantee.	Comments noted. Text outlining the longevity of historic timber windows has been added to paragraph 2.21.
COM_5		Summary of Representation	Council Response
Full Name Organisation	Beth Davies CPRE	At para 2.22 it may also be worth mentioning that plastic is less sustainable than timber and that there are greater environmental repercussions from their manufacture and disposal.	Comments noted. Reference to sustainability and environmental impact has been included.
COM_6		Summary of Representation	Council Response
Full Name Organisation	Beth Davies CPRE	Para 2.40 - The Management Plan states that imported slates have been supported by the Council in some locations within Saltburn. Neighbouring Councils within North Yorkshire are largely resistant of imported slates which are generally more uniform in colour and more reflective in appearance. This creates a far less visually interesting roofscape than the indigenous slates they replace with imported slate rooves often drawing the eye due to their reflective properties thus visually competing, rather than sympathising, with adjacent historic roof coverings. Imported slate is also less durable and less sustainable than indigenous counterparts. The Council is therefore encouraged to reconsider its advice regarding acceptable slate. It is recognised that, legally, it may be difficult to state that the Council will not countenance its use, but this can be overcome by stating that replacement slate should be of a good visual and geological match for historic slates used within the conservation area.	Comments noted. Saltburn is host to many large slate roofed buildings, which feature many valleys and expansive roof slopes. Reroofing is therefore very costly which has resulted in some roofs being subject to inappropriate treatments, such as the application of bituminous substances. It is therefore considered that some flexibility is necessary, although the wording of para 2.40 has been changed to encourage slate buyers to seek the best match.

COM_7		Summary of Representation	Council Response
Full Name	Beth Davies	Para 5.13 states that steps should be taken to bring the disused listed buildings of Old Saltburn back into use. Whilst the spirit of this statement is welcome it is rather nebulous and provides no actions or guidance on how this desirable goal might be achieved. The Management Plan should provide more detailed information around what actions should be taken. It is difficult to advise fully without knowing the ownership situation but, given the beach-side location of the structures, the Landmark Trust may be interested in taking on these buildings. As a minimum a condition survey should be completed to establish whether they meet Historic England's criteria for 'buildings at risk'. If condition is poor, Urgent Works or Repairs Notices should be considered to stem the structural decline of the buildings whilst a future use can be identified.	Comments noted. Action 40 has been strengthened to provide clearer guidance.
Organisation	CPRE		
COM_8		Summary of Representation	Council Response
Full Name	Beth Davies	The absence of any proposed management of the erosion of Cat Nab is a missed opportunity. This is clearly a popular landmark to scramble, but the unmanaged access has caused significant and visually unsightly erosion of this archaeologically significant, man-made hillock. This erosion is not only compromising the archaeological potential and the Evidential Value of Cat Nab, it is eroding views through the Conservation Area and towards and from the Registered Park and Garden whilst also undermining the setting of nearby listed buildings. More managed access that channelled walkers to a set of stone steps like those utilised at Roseberry Topping may be worth considering in order to conserve this important landmark.	Comments noted. The Council will consider potential options for the future management of erosion of Cat Nab.
Organisation	CPRE		
COM_9		Summary of Representation	Council Response
Full Name	Beth Davies	The Management Plan correctly identifies that utilities and highways works often lead to erosion of the historic environment. Action 31 is therefore supported but the inclusion of the wording 'subject to resource constraints' renders the Action meaningless as this wording	Comments noted. Whilst Action 31 has been amended, it should be noted that the council is committed to fulfilling its
Organisation	CPRE		

		will be used to negate the responsibilities of these companies and organisations. It is therefore recommended that the Management Plan solely focuses on reiterating the responsibilities of utilities companies and highways.	responsibilities towards the protection of the conservation area, as demonstrated by the production of a management plan.
COM_10		Summary of Representation	Council Response
Full Name Organisation	Beth Davies CPRE	Not all photos are labelled. This may seem like a small point but labelling all the photos, including a location where applicable, would help third parties identify features and may be helpful in potential enforcement work, for example if the mature trees photographed were removed without consent.	Comment noted, photographs within the document have been labelled.
COM_11		Summary of Representation	Council Response
Full Name Organisation	Beth Davies CPRE	Between the disused listed buildings, damage to Cat Nab, potential work to the Valley Gardens and implementation of an Article 4 Direction which would enable architectural restoration grants to be made available there is scope for a really exciting funding bid within Saltburn Conservation Area. It is suggested that the Heritage Lottery Fund may well be interested in supporting a programme here and that Historic England may be prepared to offer partnership funding as they did for the Townscape Heritage Initiative and Conservation Area Partnership Scheme in nearby Staithes and Robin Hoods Bay respectively.	Comments noted. The Council will consider appropriate funding opportunities.
COM_12		Summary of Representation	Council Response
Full Name Organisation	 Forestry Commission	The Forestry Commission is not in a position to input into the consultation process for Local Plans	Noted.
COM_13		Summary of Representation	Council Response
Full Name Organisation	Simon Tucker Canal & River Trust	Thank you for contacting the Canal & River Trust with regards to the above consultation. Having reviewed the information provided, we can confirm that we do not wish to raise comments with regards to the supplementary planning document.	Noted.

COM_14		Summary of Representation	Council Response
Full Name	Phil Barber	Having visited Saltburn over the last 30 years the respondent reports witnessing negative developments along the coast along with the decline and subsequent rise of Saltburn. Now approaching retirement, the respondent is considering Saltburn as a place to live and considers the town and its attractions to be an important attraction to the borough. The proposals within the plan are wholeheartedly supported and its implementation is looked forward to.	Support noted.
Organisation			
COM_15		Summary of Representation	Council Response
Full Name	Philip Wrigley	The respondent wholeheartedly endorses the proposals within the plan and supports the improvement of Saltburn Conservation Area. However, there is concern about unsympathetic new development and that the plan should provide more guidance on that particular issue.	Support welcomed. The Conservation Area Management Plan provides measures relating to the protection and enhancement of the existing conservation area. New development will be determined against the requirements of Local Plan policies HE1 & HE2 and decisions will be informed by the Saltburn Conservation Area Appraisal.
Organisation			
COM_16		Summary of Representation	Council Response
Full Name	Jacqui Salt	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.	Noted.
Organisation	Natural England		
COM_17		Summary of Representation	Council Response
Full Name	Paul Booth	The "Victorian" new town Area F includes the infill properties bounded by Victoria Terrace, Victoria Road, and Marske Mill Lane. None of the	The mid 20 <sup>th</sup> century properties mentioned are surrounded by

Organisation		properties in this area have the slightest Victorian aspect: I believe all date from 1950 and beyond. It is difficult to see what of the conservation plan could apply to such properties.	older houses. The design of the non-historic housing is based on the Arts & Crafts style displayed by the earlier larger houses and excluding them from the CA would result in a non-designated island, where unsympathetic alterations could easily have an impact on views into and out of the CA.
COM_18		Summary of Representation	Council Response
Full Name Organisation	Paul Booth	The Highway Environment section of Area A Marine Parade mentions the infrastructure of that area, but omits the main attraction of the Parade: the view. Any planning considerations for the area, including planning for buildings between the Parade and Lower Promenade, must take this into account, as it is a fundamental feature of Saltburn. Any building visible from the Parade would need to be carefully considered in terms of that specific view, just as much as the suitability of form as seen from the beach.	The comment is noted and will be considered for future inclusion within the Saltburn Conservation Area Appraisal.
COM_19		Summary of Representation	Council Response
Full Name Organisation	Tom Clarke Theatres Trust	Supportive of the document.	Support noted.
COM_20		Summary of Representation	Council Response
Full Name Organisation	Jules Brown Historic England	Whilst I do not propose to comment on the detail of each document, it is clear these are well a considered and excellently presented appraisal and management plan, setting out what gives Saltburn Conservation Area its special interest and how preservation or enhancement should be managed. They have successfully followed our advice in Historic England Advice Note 1, <i>Conservation Area Appraisal, Designation &amp; Management</i> (2nd ed, 2018).	Support noted.

		<p>The documents are very well laid out and use very effective visual techniques to get across large amounts of information succinctly. They demonstrate very well the benefit of having good photography to illustrate a place's appearance and issues. The architectural detail diagrams in section 5 of the appraisal are particularly successful, using a method I have not seen before. This is an innovative way of illustrating technical information to demystify it for local people and as a useful reference for developers, designers and decision-makers. The illustration of cumulative change on p10 of the management plan, using imagery from a single street, is also well achieved and very revealing, as are the manipulated images in the management plan. In both documents, the written style is generally very readable.</p> <p>The appraisal successfully tackles the task of evaluating what is significant about the area, rather than relying on simply describing it. For example, paras 2.3, 3.4, 4.5, 11.10 and 13.1-5 successfully appraise the significance of what is set out. Concentrating on negatives in each section at the same time as the positives is a good approach. Highlighting the public realm in each section rather than discussing it separately at the end reinforces the importance of the topic alongside architecture. I am pleased that more modern architecture is appraised objectively as some of it can define the seaside character of the settlement as much as buildings from the town's Victorian origins. The documents successfully address the significance and management of the open spaces - most importantly the Valley Gardens - as much as they do the buildings and streets.</p>	
COM_21		Summary of Representation	Council Response
Full Name	Jules Brown	Para 1.7 should read preserve "or" enhance, not "and".	Comments noted and paragraph 1.7 amended accordingly.
Organisation	Historic England		

COM_22		Summary of Representation	Council Response
Full Name	Jules Brown	Explanation of the terms "jewel streets" and "river streets" when first use or in paras 6.1 and 10.1.	Comments relating to the Saltburn Conservation Area Appraisal are noted.
Organisation	Historic England		
COM_23		Summary of Representation	Council Response
Full Name	Rosemary Nicholls	I attended the presentation in Saltburn Community Centre and support the promotion of the Conservation Area. I do think the traditional buildings are a part of the town that attracts visitors. As there is no money available for Council grants, there needs to be an emphasis on the education of the owners of buildings, perhaps in a simple leaflet posted through relevant letterboxes. I think it likely that some or the people making unsympathetic alterations are unaware of the history of their buildings. I don't live in the Conservation Area myself, but value what you are trying to do.	Comments noted. The Council will consider actions to raise awareness of the Saltburn Conservation Area.
Organisation			
COM_24		Summary of Representation	Council Response
Full Name	Frank Maidens	Not only is some signage visually unattractive and intrusive, badly positioned signs on pavements are a barrier to prams, pushchairs, wheelchairs and an inconvenience to pedestrians.  Ensure that signs are erected in a manner which leaves pavements completely clear for the passage of pedestrians.	Comments noted. These issues cannot be addressed within the Conservation Area Management Plan. Any applications for consent from the Highway Authority will be considered on their own merits against specific constraints.
Organisation			
COM_25		Summary of Representation	Council Response
Full Name	Frank Maidens	As one of the Woodland Volunteers, under the guidance of the Countryside Ranger, I support the actions proposed and the need to conserve and enhance the woodlands.	Support noted.
Organisation			

COM_26		Summary of Representation	Council Response
Full Name  Organisation	Frank Maidens	<p>The two present footpaths, one at each end of the upper promenade, are insufficient. There is a need for at least one centrally positioned footpath in addition. The "neglected footpaths" provide, in general, a gentler slope to the lower promenade than the steps and would be more suited to prams and pushchairs, and for parents with children in tow especially coming up from the beach.</p> <p>Ensure that at least one centrally positioned path is retained, conserved and upgraded sensitively.</p>	Comments noted. The value of the pathways as pedestrian routes will also be considered in the development of any programme of pathway restoration or removal.



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