

REGULATORY COMMITTEE

THURSDAY 23 JUNE 2022 AT 10:00AM



CIVIC CENTRE, RIDLEY STREET, REDCAR, YORKSHIRE, TS10 1TD

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14 June 2022

CIRCULATION

Councillors Stuart Smith (Chair), Head (Vice Chair), Ayre, Baldwin, Brook, Cook, Foley-McCormack, Hixon, Lockwood, Morgan, Ovens, Thomson and Watts.

Managing Director

All Members of the Council (For information)

The Press [except for Confidential item(s)]

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PLANNING APPLICATIONS FOR DECISION

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A meeting of the Regulatory Committee was held on 26 May 2022.

PRESENT. Councillor Stuart Smith (Chair),
Councillors Ayre, Baldwin, Foley-McCormack,
Head, Hixon, Lockwood, Ovens, Thomson and
Watts.

OFFICIALS. E Dale, E Garbutt and C Griffiths

APOLOGIES FOR ABSENCE were submitted on behalf of Councillor
Cook and Morgan.

IN ATTENDANCE: Councillor Foggo

DECLARATIONS OF INTEREST

Councillors Head and Ovens declared an interest in application
R/2022/0244/FF as the Ward Members and took no part in the discussion
nor voted thereon.

1. MINUTES

RESOLVED that the minutes of the Taxi Panel held on 12 April 2022 and
the Regulatory Committees held on 21 and 27 April 2022 be confirmed
and signed by the Chair as a correct records

2. PLANNING APPLICATIONS FOR DECISION.

2.01 **R/2021/0967/CAM Provision of internal access road and overflow car park (25 spaces), football goal storage area and installation of 2.4m high paladin fencing Skelton United Football Club De Brus Site Marske Lane Skelton.**

The Managing Director advised that Permission was sought for the
provision of internal access road and overflow car park (25 spaces);
football goal storage area and installation of 2.4m high paladin fencing on
land at Skelton United Football Club, De Brus Site, Marske Lane, Skelton.

The application related to land at Skelton United Football Club. The site
was bordered to the east, south and west by residential dwellings, while to
the north was an area of mature planting. The site was currently accessed
via the entrance from Marske Lane, while predestination access was
currently also possible from the south and east from the areas of housing.

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The proposed additional car parking, football goal storage areas and fence were located to the western side of the site adjacent to the existing dwellings on Hylton Avenue. The proposed fence to the south of the site was to be situated to the rear of the properties on Ennerdale Crescent and Coniston Road. The proposed fence to the east of the site was to be situated from the side of 19 Thornthwaite Close and was to run north for a distance of approximately 95m to adjoin the existing shrub/vegetation.

The consultation exercise had resulted in 40 representations having been received objecting to the application and making the following comments:-

- Fences would block pedestrian access across the site
- Fences would block access to the pond adjacent to site
- Need for green spaces
- Field belonged to Council and to its Council area inhabitants
- Should encourage recreation and outdoor activity for all not just the club
- Would hope to see access 24 hours a day via the A Frame from De Brus Centre
- Do not see dog fouling left on the field
- Football not played all year round
- Would look unsightly
- Field provided safe route for children going to visit friends avoiding main roads
- Pedestrians needed access to the field at any time
- Where would children play if it was fenced off
- CCTV could be installed to prevent antisocial behaviour at the site
- Would the gates be locked
- A Frame would prevent motorised vehicles
- No A frame proposed from Thornthwaite Close and Ennerdale Crescent entrances
- Fence was too big/high
- Would look like a prison cap fence
- Would decrease value of properties in area
- Losing field would half what pen space there was in Skelton
- How much was the fence and who was paying
- Why not segregate the field and leave some open to local residents
- Development would impact many who lived on western end of Skelton
- Application removed peoples choice of movement
- Increase in car parking was a positive
- Should there be a public right of way across the site
- Application was not in keeping with Council priorities for improvement of long term physical health and mental wellbeing
- Question the legality of agreements between Council as land owner and the football club

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- Field should be open to all
- Rat problems in the area
- Did the proposal accord with the clubs licence agreement
- Applicants not local to Skelton so their take on community benefit might be different
- Not just footballers that used the site
- Maybe have opening hours for public use of the site
- Use kissing gates to restrict vehicle access to the site
- Lost green space recently from Bellway development and to loose this would be detrimental to area
- Proposal seemed disproportionately one sided and exclusionary harming local community

8 representations in **support** of the application;

- Pitches covered in dog excrement and rubbish
- Safeguarding children playing football was imperative
- Might be worth moving fence closer to pitch to provide access to more people
- Proposal would benefit the kids who played for the club
- Club had spent thousands on the pitches
- Football games had been cancelled due to motorbike damage of the pitches

Councillor Foggo had provided the following response to the consultation process:

“In principle I have no objection to fencing the football pitches but do object to the layout of the fencing as it blocks access to the Skelton Wildlife Pond (SWP). The application uses existing boundaries at various points to minimise the cost of fencing the complete area and in doing so has blocked access to the SWP from Ennerdale and Marske Lane. The majority of people accessing the pond enter from the De Brus field and if this application is allowed then these people, usually with young children, would have to walk along Windermere Drive, Bowland Road and Nidderdale to access the pond, attached map.

The pond was taken over by the Friends of Skelton Wildlife Pond (FoSWP) in Feb 2018 and work has been carried out to clear vegetation to allow safe access to the pond. FoSWP has recently spent about £12,000 to install a pushchair and wheelchair friendly path to the north side of the pond which runs from Nidderdale to the De Brus field. Our Facebook Page has 990 members mostly in the surrounding towns and villages but has followers throughout the UK and overseas.

This field is leased to Skelton United by the Council and in the lease it states

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“Permitted Use: for the playing of Association Football and for use by the general public as a public park”. To complete the full procedure to allow the building of the fence then the Landlord i.e. the Council, would have to give permission and this would require the right of the public to access the fenced area.

Allowing this application without amendment would have a detrimental effect on the residents of Skelton who visit the pond from the De Brus field.

My solution would be to keep a path from Ennerdale to the pond and from the Marske Lane entrance to the De Brus Centre to the pond, this would mean erecting more fencing.”

Cleveland Police ALO recommended the applicant contact them for any advice, guidance on the proposals to assist in designing out opportunities for crime and disorder to occur. This could include fence specification and lighting details.

Sport England was satisfied that the proposed development met exception 2 of our playing fields policy, in that:

'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

This being the case, Sport England did not wish to raise an objection to this application.

The absence of an objection to this application, in the context of the Town and Country Planning Act, could not be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Redcar and Cleveland Borough Council (Development Engineers) had no objections on highway grounds; the new access arrangement would serve the overflow car park and would have no adverse effect on the adopted highway network.

Redcar and Cleveland Borough Council (Local Lead Flood Authority) requested the following condition:-

Development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. Thereafter the development shall be carried out in strict accordance with the approved details.

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Reason. To prevent the increased risk of flooding in accordance with Policy SD7 of the Local Plan and NPPF.

Redcar and Cleveland Borough Council (Conservation Advisor) had no objections. The main visual impact of the proposal resulted from the security fencing and storage container, located at the eastern and southern eastern extremities of the site, distant from heritage assets. The impact was further mitigated due to the existing substantial vegetation which resulted in a distinct visual separation between the proposal site and the nearest heritage asset, the GII listed sawmill and associated buildings. The proposed road and carpark would also have minimal visual impact, with the tarmacked car park area being screened behind a building and the new length of road being generally imperceptible from ground level. The proposal was therefore considered to comply with policies HE1 & HE2 of the adopted Local Plan.

The Managing Director advised that the main considerations in the assessment of the application were;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety
- The impacts on drainage
- The impacts on heritage assets

The application site fell both inside and outside the defined limits of development as identified on the Redcar and Cleveland Policies Map. The proposed location of the car par and storage area were located within development limits. These elements of the scheme were therefore considered to comply with Policy SD3 of the Redcar and Cleveland Local Plan.

The other elements of the scheme including the proposed access road and fences area therefore situated outside the defined limits of development.

Policy SD3 did however provide exceptions to where development outside development limits would be permitted.

The proposed development including the access road and fences were considered to be associated with the existing recreational facility in the form of the Football Club. It was therefore considered that the provision of these elements of the development complied with parts (b) and (i) of Policy SD3 of the Redcar and Cleveland Local Plan.

The Local Plan sought to safeguard the loss of public open space through

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Policy N3 (Open Space Requirements).

Primary spaces were those affording broadly unlimited access. Secondary spaces typically comprised private sports clubs with pitches, courts or greens facilities where public access was allowed but was more restrictive. Despite these distinctions, secondary spaces were recognised as important facilities in the community, hence their protection.

It was accepted that once enclosed by fencing the land would not be as easily accessible by the public from the surrounding residential areas as before, however, the use of the land would remain as open space although it would as stated not be as easily accessible as it was now. As the application did not propose the loss of an area of open space or the redevelopment of the site, the proposal would comply with policy N3 of the Redcar and Cleveland Local Plan.

The development was not considered to result in a loss of open space, however the fencing of the site was considered to enhance the security of the site and had the potential to reduce any anti-social behaviour on the site. The improvements would support the aims of policies N3 and LS3 of the Local Plan.

The application had been considered by Sport England due the development relating to existing playing pitches. Sport England were consulted on applications where the proposal had the potential to prejudice the use, or leads to the loss of use, of land being used as a playing field or had been used as a playing field in the last five years. Sport England had considered the information supporting the application and had advised

“The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application.”

In light of the above comments, it was accepted that Sport England did not wish to raise any objection to the proposed development and therefore in accordance with national policy set out in the NPPF, the broad principle of development was one that was considered to be acceptable.

For the reasons outlined above the proposal would comply with the NPPF and Local Plan policies SD3 LS3 and N3 of the Redcar and Cleveland Local Plan.

The proposed fencing was a functional structure, the type, and height of which was not uncommon in or around sports or recreational areas. The

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proposed fence was to be a paladin fence, 2.4m in height and included a pedestrian gate to the east, with a highway gate and 'A Frame' barrier to the west.

The colour of fencing could be controlled by planning condition.

It was considered the proposed siting, scale, height, and design of the fencing was acceptable in this location and would not materially harm the character and appearance of the park and its surroundings. The application therefore accords with part j of policy SD4 of the Local Plan.

The proposed development involved a number of different elements in various locations across the site as detailed above.

The proposed additional car parking and football goal storage areas were located to the western side of the site adjacent to the existing dwellings on Hylton Avenue. The area of the site on which the car park and storage area were proposed had historically been used as an area for outdoor play and more recently for the storage of goal equipment. Given the presence of a parking courtyard to the rear of the closest properties to this part of the development, the use of the land for a car park and storage area, were not considered to have an adverse impact on neighbour amenity or privacy.

The proposed fence to the south of the site was to be situated to the rear of the properties on Ennerdale Crescent and Coniston Road. It was accepted that the provision of the fence would change the outlook for the properties on Ennerdale Crescent and Coniston Road that overlooked the field, and at 2.4m would be higher than existing boundary treatments that was at the rear of the properties. It was however considered that given the paladin design that provided a softer finish than palisade fence or a boarded fence, the fence would not create conditions that were significantly adverse that would require the application to be refused.

The proposed fence to the east of the site was to be situated from the side of 19 Thornthwaite Close and was to run north for a distance of approximately 95m to adjoin the existing shrub/vegetation. It was considered that given the existing planting on the edge of the field, that the provision of the fence in the location proposed would not have an adverse impact on the amenity of the adjacent properties.

For the reasons given above it was not considered the proposed development would have a detrimental impact on neighbour amenity sufficient to warrant a refusal of the application. As such, the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The application had been considered by the Council's development engineers. The site was proposed to be continued to be served from the

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existing entrance off Marske Lane which was not considered to have any adverse impact on the local highway network.

The application proposed an additional area of car parking served by an extended internal access road. The proposed area of car parking was to include an additional 25 spaces. The layout of the proposed car park was considered to be acceptable and did not raise any issues with regard to highway safety.

Redcar and Cleveland Borough Council Development Engineers had no objection to the proposal on highways grounds. The application raised no issues in terms of highways safety and the proposal accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

The application had been considered by the Lead Local Flood Authority (LLFA). The proposed development involved the creation of a car park containing 25 spaces and therefore consideration was being given to how the surface water would be dealt with. The applicant had indicated on the application form that it was proposed to discharge surface water to the main sewer. It was however noted that no detailed information relating to surface water or identified connection points were contained within the application. It was therefore considered necessary for this to be controlled by way of a planning condition.

Subject to the proposed condition, the proposed development was not considered to have an adverse impact with regard to drainage matters. The proposal therefore accords with Policy SD7 of the Redcar and Cleveland Local Plan.

The application site was situated to the east of Skelton Conservation Area and listed buildings including Saw Mill House and associated workshops and stable all of which were Grade II. Due to the proximity of the site to these heritage assets, the application had been considered by the Council's conservation advisor.

The advice from the conservation advisor was:

“the main visual impact of the proposal results from the security fencing and storage container, located at the eastern and southern eastern extremities of the site, distant from heritage assets. The impact is further mitigated due to the existing substantial vegetation which results in a distinct visual separation between the proposal site and the nearest heritage asset, the GII listed sawmill and associated buildings. The proposed road and carpark will also have minimal visual impact, with the tarmacked car park area being screened behind a building and the new length of road being generally imperceptible from ground level.”

Taking the above into consideration the proposal was considered to comply with policies HE1 & HE2 of the Redcar and Cleveland Local Plan.

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A number of matters had been raised in response to the public consultation process that were not material planning considerations including; impacts on property values, how much the development was going to cost and who was paying for it. These matters could not be used as reasons to refuse a planning application.

The application raised no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application fell outside the catchment for nitrate neutrality and the proposed development was outside of scope for requiring additional information / assessment.

For the reasons outlined above the proposal was considered acceptable. The application was acceptable in principle and would not have an adverse impact on neighbour amenity, highways safety or crime prevention. The proposal would not have an adverse impact on the character and appearance of the area. The proposal accords with the aims and objectives of the NPPF and policies SD1, SD2, SD3, SD4 LS3 and N3 of the Redcar and Cleveland Local Plan

Councillor Foggo was present at the meeting and made the following comments:-

- This proposal did not meet the needs of the majority of residents;
- Supported the football club in providing suitable team facilities;
- The Friends of Skelton Wildlife Pond had concerns as they had recently spent money providing wheelchair and pushchair access and installed benches;
- There had been an increase in the number of people visiting the wildlife pond and a large number of those visitors accessed the area via the field. The proposal would mean access would only be available when the gate was unlocked;
- There would be no access from the Ennerdale entrance;
- We would be discriminating against the disabled in the community;
- The area was used as a public park so the public should have access;
- The field was used for exercise and for access to the wildlife pond;
- There were few open green spaces in the village;
- Detrimental effect on residents;
- The alternative would be to fence off the pitches which would still give access to the wildlife area.

Following the presentation of the report of the Managing Director and taking into account the representations, the Committee made the

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following comments:-

- If a pushchair could get through the gate then so could a motorbike. The positioning of the fence needed to be looked at again;
- Should be deferred to allow a conversation between the football club and the Friends of Skelton Wildlife Pond;
- There needed to be equal access for everyone and central government needed to come up with an effective response;
- Believe the current proposal was due to budgetary restraints;
- Proposal should be refused if it contravened the Equalities Policy in relation to access for all;
- A similar application had been allowed so the applicant would appeal;
- The opportunity for further discussions might allow someone to point them towards additional help/funding;
- There was a conflict of interest between council policy and what was proposed;
- What would the outcome be if we were challenged by disability access groups;
- Happy with the fencing around the playing areas as this would not prevent access although appreciate it might cause inconvenience.
- Access to the pond area was of concern but an easy solution might be to give better access to those who might have difficulty accessing it;
- Would like to have seen the applicant present at the meeting;
- Question whether it was necessary to fence in the car parking area.

RESOLVED that application be deferred for further discussions with the applicant.

Councillors Head and Ovens declared an interest in the following application as the Ward member and took no part in the discussion nor voted thereon.

- 2.02 **R/2022/0244/FF Demolition of existing conservatory and replace with single storey extension including log burner flue at rear, dormer extension including raising height of ridge at rear, installation of 2 velux windows at front and alterations to existing garage at rear 3 Kenilworth Way Redcar.**

The Managing Director advised that Permission was sought for the demolition of existing conservatory and replace with single storey extension including log burning flue at rear; dormer extension including raising height of ridge at rear; installation of 2 velux windows at front and alterations to existing garage at rear.

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The application related to 3 Kenilworth Way, Redcar. The semi-detached bungalow was located in a cul de sac off Castle Road within an established residential area predominately containing mix of design of bungalows, many of which had been extended.

This application sought consent to demolish the existing conservatory and build a single storey extension which would project out 3m from the original rear elevation of the dwelling and extend across the full rear elevation. The extension would have a flat roof with a roof lantern. The rear elevation would contain bi fold doors and the extension would allow for the re-configuration of the ground floor with an open plan kitchen dining and living area at the rear. A section of the front of the existing garage was going to be demolished to allow for construction of the single storey extension. Approximately 1.8m of the length of the garage would be removed. The remaining garage/store would be approximately 3.8m long and would retain a roller shutter door.

The application included raising the height of the main ridge of the dwelling by 0.7m to allow for the construction of a flat roof dormer to the rear. The dormer would have a maximum height of 1.8m high, project out a maximum of 2m from the roof slope and would extend 6m across the rear. The dormer extension would contain two windows on the rear elevation. Two roof lights would be installed in the roof slope at the front of the dwelling. The alterations to the roof would create a third bedroom with ensuite and walk in wardrobe.

The design of the single storey rear extension had been revised during the consideration of the application from a pitched roof to a flat roof with roof lantern. The revised plans were received on 17th May and neighbours had been consulted on at the time of writing this report.

The application had been accompanied by existing and proposed plans.

The application was being brought to Regulatory Committee following a request from Councillor Ovens.

The 2 consultation exercise had resulted in 2 representations from neighbouring properties making the following comments:-

- Lose all privacy in rear garden from loft extension
- Wood burning flue not acceptable. Next to conservatory polycarbonate roof, concerned embers may burn holes or damage the roof
- Concerned smell could penetrate my home due to the position of the flue. Had the doors and windows open daily and dry washing outside
- Previous neighbour smoked heavily and would sometimes smell it in my home

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- Flue badly positioned for health conditions
- Concerns noise would travel from proposed first floor ensuite.
- Squeezing too much into small bungalow
- Dormer extension would overshadow part of rear garden particularly in the evening and result in loss of light to kitchen window on the side elevation
- Dormer overbearing and unsightly and affect the character of the immediate neighbourhood
- Object to potential health problems due to log burner
- Covenant protecting neighbouring properties
- Concerns regarding wastewater drain system
- Had to remove rear window in own planning approval in R/2008/0287/FF
- Increase in bedrooms and bathrooms could change the demographic of elderly semi retire/retired people and could bring in more traffic and parked cars
- Concerns information on application form is not correct and not transparent

Redcar and Cleveland Borough Council (Development Engineers) had no Highways objections subject to no unauthorised storage of building materials on the adopted highway at any time.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance) confirmed that they had assessed the following environmental impacts which were relevant to the development and would comment as follows:

The proposed development was in close proximity to residential properties whose amenity could be affected from demolition/construction activities. He also noted that there was a proposal to install a log burning stove with a flue at the rear

The applicant was advised that the

1. property was located in a Smoke Control Area (SCA) and it was an offence under the Clean Air Act 1993 for smoke to be emitted from a chimney in a Smoke Control Area unless authorised fuels were being burnt, or the appliance was exempt.
2. In a smoke control area only certain authorised fuels, or any of the following 'smokeless' fuels, can be burnt unless it is burnt in an exempt appliance:
 - anthracite
 - semi-anthracite
 - gas
 - low volatile steam coal

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Wood was not classed as an authorised fuel. Therefore, if the applicant wished to install a solid fuel or wood burning appliance the appliance must be classified as an exempt appliance made in Regulations under the Clean Air Act 1993.

In the event that the appliance was not classed as exempt then only authorised fuels should be used as stated above.

In order to minimise the environmental impact, they recommended the inclusion of the following conditions onto any planning permission which may be granted:

The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

The main considerations in the assessment of the application were;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

The application site was located within the development limits and within an established residential area. The principle of an extension to the property in this location was acceptable and the proposal accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

Castle Road and neighbouring streets contained a mix of predominately bungalows. There were many examples of ridge extensions and dormer extensions to the rear. At the time of the officer's site visit in April examples were visible on Kenilworth Road at No. 15, 46 and 48 and No 135 Castle Road to the north east of the application site.

The proposed dormer on the rear elevation allowed for the provision of an additional third bedroom and ensuite. The dormer was considered to be of a scale and design that did not dominate the roof of the dwelling or create a top-heavy form of development. There were other rear dormers within the area of a similar scale. It was therefore considered that given the location of the dormer on the rear elevation of the property, the other dormers within the street and those neighbouring, that the proposal would not have an adverse impact on the visual appearance of the street scene.

The single storey rear extension would not be readily visible in the street scene and was considered acceptable in terms of scale and design.

The proposals were considered suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and

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the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

The Residential Extensions and Alterations Supplementary Planning Document advised on separation distances between neighbouring properties. There would be over 21m between the windows on the rear elevation of the proposed dormer and the dwellings on Castle Road in accordance with the SPD.

The neighbours to either side of the site had objected to the application and were concerned with a loss of privacy from the dormer extension. It was granted the dormer extension would include two windows at first floor level to serve a proposed bedroom. Nevertheless, whilst a bedroom was a habitable room, the use of the room was usually limited during the day and would not have the same impact as if it was a living room. In addition, any view would be oblique due to the angles of view to the east and west of the site. Both neighbouring properties had rear extensions plus No. 5 had a detached garage to the side which would all break up views into their garden. As such it was considered the impact of the dormer extension on the privacy of the neighbours at No. 1 and 3 would not be sufficiently detrimental to warrant refusal of the application.

The flue would be located on the west side of the single storey extension and would extend approximately 0.6 beyond the top of the extended ridge. The adjoining property had an existing conservatory running close to the boundary with the application site and as such it was considered the position of the flue was acceptable and would not have a detrimental impact on the amenity of neighbouring occupiers. Neighbouring concerns regarding potential damage to their property were noted, however the fitting of the flue fell under building regulations and the control of emissions from the flue would fall under Environmental Protection and could not be controlled by planning.

The extensions would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan

The application proposed the creation of an additional bedroom and the reduction in size of the existing detached garage. The property benefitted from a driveway which ran along the side of the dwelling to the garage. The length of the driveway would remain the same and more than sufficient for parking two cars. The Council's Development Engineer had no objection to the proposals

The application raised no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

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Concerns had been raised from the neighbours to each side of the site regarding the impact of the flue on air quality. The Council's Environmental Protection had assessed the proposal. The applicant was advised that the property was located in a Smoke Control Area and it was an offence under the Clean Air Act 1993 for smoke to be emitted from a chimney in a Smoke Control Area unless authorised fuels were being burnt or the appliance was exempt. The details provided by Environmental Protection could be included as an informative.

Whilst the concerns regarding air quality were noted, this was an issue controlled under different legislation than the Town and Country Planning Act so providing the appearance of the flue was acceptable in terms of impact on neighbouring amenity and the street scene, the local planning authority did not have any control over air quality. This would be a matter for Environmental Protection to investigate and control.

Environmental Protection had also recommended the use of a condition to restrict construction hours. The comments from Environmental Protection were noted, however this condition was usually used for much larger scale developments and not added to householder developments.

The application raised no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The comments received as part of the consultation process were noted and the majority had been addressed in the report. Some matters raised through the local consultation were not material planning considerations and as such were not considered.

The application fell within the catchment for nitrate neutrality however was outside of scope for requiring additional information / assessment.

For the reasons outlined above the proposal was considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raised no issues in terms of highways safety or crime prevention. The scale and design was acceptable and the proposal would respect the character of the site and surroundings. The proposal accords with policies SD3 and SD4 of the Redcar and Cleveland Local Plan and the guidance contained within the Residential Extensions and Alterations Supplementary Planning Document.

The objectors present at the meeting made the following comments:-

- The neighbouring garden was visible from the proposed windows;
- Smoke from the flue could be a problem;
- The work carried out to date was already off plan;
- Do not agree that the proposal was not visible from roads nearby

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- and it could definitely be seen from Castle Road;
- The area was predominantly bungalows not 3 bedroom properties with even more cars;
- Will spoil the area if allowed to continue with similar developments in the future;
- Living next door to a building site;
- It had caused holes in the living room floor, cracks in the rendering and cracks to the walls of the adjoining semi;
- The proposed flue was immediately adjacent to the neighbours conservatory and concerned it could burn the roof;
- If the bedrooms were not allowed it would end up looking like an industrial estate;
- The report mentioned building work would be between 8am and 5pm but there were deliveries at 7am with work commencing around 7.30am;
- This was a big change to a building that did not need it and it would impact greatly on peoples lives.

Following the presentation of the report of the Managing Director and taking into account the representations, the Committee made the following comments:-

- We were encouraging developers to build bungalows and we were now being asked to convert a bungalow into a 3 bedroom semi;
- There were other similar developments in the area and therefore the precedent had already been set;
- The flue was covered by building regulations;
- Listened to the objections however, a precedent had been set and if it had not been called in by the Ward Member it would have gone through under permitted development;
- If we turn down and the applicant went to appeal our decision would be overturned and no doubt there would be costs awarded.

RESOLVED that Planning Permission be granted subject to the following conditions:-

1. The development shall not be begun later than the expiration of **THREE YEARS** from the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Plans and elevations (Drawing No: 2022.030.PP01.A received by the Local Planning Authority on 17/05/2022
REASON: To accord with the terms of the planning application.

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3. The external elevations of the extension(s) hereby approved shall be built in materials to match in type, style and colour the external elevations of the existing dwelling/building.

REASON: To ensure that the appearance of the development matches the existing property and would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

2.03 **R/2022/0257/FF Provision of electricity sub station within holiday park land opposite the Cross Keys Hotel adjacent A171 Middlesbrough Road Guisborough.**

The Managing Director advised that Permission was sought for the provision of an electricity sub-station within a holiday park.

The application related to land opposite the Cross Keys Hotel, adjacent to A171, Middlesbrough Road, Guisborough.

The application related to the holiday park, currently under construction, which was granted permission in 2020.

The proposed sub-station would be located in the northeast corner of the site and would be between two lodges. The substation would be 6.428m by 3.928m and would have a mono-pitched roof with a maximum height of 2.856m.

The application has been accompanied by a proposed site plans and proposed plans and elevations of the sub-station.

The consultation exercise had resulted in 2 representations having been received making the following comments:-

- Application was misleading as there was no holiday park.
- Shameful destruction of agricultural fields.
- Outside of development limits.
- Open countryside.
- Next to the dangerous 70mph A171.
- Decision for the holiday park was based on incomplete valid planning considerations.
- Harm to character and appearance.
- Why were other applications refused and dismissed at appeal.
- Need for a substation questionable.
- Inappropriate site.
- Site was not within a mature landscape, ED11.
- Nothing to do with tourism.
- Lack of consultation.

REGULATORY COMMITTEE

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- Not development land.

Guisborough Town Council had no objections.

Councillor Griffiths had requested that the application be determined by Regulatory Committee.

The main considerations in the assessment of the application were;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety

The application site was located outside of the development limits as identified on the Councils Proposals Map. The proposed substation was linked to the approved holiday park development which was currently under construction.

Policy SD3 of the Local Plan sets out a range of criteria for when development outside of the limits was considered acceptable.

Criteria (i) permits development *requiring a countryside location due to technical or operation reasons*

The development proposed was required to be located in this area to provide the electricity connection for the permitted holiday park.

The proposal accords with part (i) of policy SD3 of the Local Plan and the principle of development was one that was considered acceptable.

The proposed sub-station was a small scale development which would be located in between approved holiday lodges. The substation would be viewed within the landscape alongside the buildings and structures previously permitted. The scale of the development was acceptable for the location and surrounding development and would not have an adverse impact on the character and appearance of the area.

The proposal was suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

Due to the scale and location of the development the proposal would not have any impact on the existing residential units in the wider vicinity of the site. The proposal would not have any adverse impacts on the holiday lodges under construction given the temporary use of such buildings.

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The proposal would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The proposed substation does not impact on the permitted access to the holiday park from the A171. Given the location of the substation it did not impact on the approved internal road layout or parking provision.

The application raised no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

The application raised no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application fell within the catchment for nitrate neutrality however was outside of scope for requiring additional information / assessment.

For the reasons outlined above the proposal was considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raised no issues in terms of highways safety or crime prevention. The scale and design was acceptable and the proposal would respect the character of the site and surroundings. The proposal accords with policies SD3 and SD4 of the Redcar and Cleveland Local Plan.

The objector at the meeting made the following points:-

- The proposal was outside development limits;
- Our concerns had been ignored;
- Inappropriate development and contrary to policy guidelines;
- The site was not within a mature landscape;
- The decision was based on incomplete planning considerations;
- Destruction of versatile agricultural land;
- The proposal would harm the character and appearance of the area;
- The proposal would have a negative impact;
- It would cause light pollution;
- Harmful effect on wildlife;
- Why was I not sent notice of this application;
- Previously had vandalism to my property after objecting to other applications;
- The proposal had nothing to do with tourism and recreation.

Following the presentation of the report of the Managing Director and

REGULATORY COMMITTEE

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taking into account the representations, the Committee made the following comments:-

- The original application for the lodges had been approved and do not believe the sub station would make a significant blight on the scene;
- The log cabins would need power to operate;
- We would struggle for a valid reason to refuse and any appeal would win with costs awarded against the Council;
- If this application had not been called in by the Ward Member would have been granted under delegated power;
- The sub station was smaller than the lodges so there would be no detrimental impact.

RESOLVED that Planning Permission be granted subject to the following conditions:-

1. The development shall not be begun later than the expiration of **THREE YEARS** from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan (002) received by the Local Planning Authority on 16/03/2022
Site plan, plans and elevations (001) received by the Local Planning Authority on 16/03/2022
REASON: To accord with the terms of the planning application.

3. **DELEGATED DECISIONS.**

The Managing Director circulated as schedule of delegated decisions determined by the Corporate Director for Growth, Enterprise and Environment under the delegated power procedure.

:-NOTED.

4. **APPEAL INFORMATION.**

The Managing Director presented Members with a schedule of the appeals which had been received.

:-NOTED.

5. **ENFORCEMENT SCHEDULE.**

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The Managing Director presented Members with the schedule of enforcement actions which had been undertaken.

:-NOTED.

6. SECTION 106 AGREEMENTS.

The Managing Director presented a response to a recommendation of the Tees Valley Audit and Assurance TVASS report (April 2016) in respect of the reporting of progress on the completion of Section 106 Agreements.

:-NOTED.

Regulatory Committee

ATTENDANCE RECORD - 2022/23

Surname	First name	26.05.22	dd.mm.y y	dd.mm.y y	dd.mm.y y	dd.mm.y y	dd.mm.y y	dd.mm.y y	dd.mm.y y	dd.mm.y y	Total Meetings Attended / total possible
Ayre	Billy	✓									
Foley-McCormack	Chris	✓									
Cook	Carrie	Apols									
Head	Malcom	✓									
Morgan	Carol	Apols 1									
Ovens	Mary	✓									
Hixon	Andrew	✓									
Thomson	Phillip	✓									
Smith	Stuart	✓									
Baldwin	Neil	✓									
Lockwood	Mike	✓									
Brook	Adam	X									
Watts	Anne	✓									

Substitutes

Key

Reason for Absence (NB Full details may not be provided for reasons of confidentiality)

✓	Attended
RA	Apologies Submitted (replacement attended)
Apols	Apologies Submitted (no replacement)
X	Did Not Attend (no apologies received)
C	Cancelled Meeting
n/a	Not a Member

1	Personal Commitment
2	Work Commitment
3	Illness/Medical
4	Conflicting Council Commitment
5	Other

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2022/0389/FF
LOCATION: TUDOR LODGE BED AND BREAKFAST 7
TURNER STREET AND 2 CLEVELAND
STREET REDCAR TS10 1AY
PROPOSAL: CHANGE OF USE AND CONVERSION OF
EXISTING BED AND BREAKFAST
ACCOMMODATION (16 BEDROOMS) (CLASS
C1) INTO 8 SELF CONTAINED APARTMENTS
(CLASS C3) (AMENDED SCHEME)

[Planning Application Details \(redcar-cleveland.gov.uk\)](http://redcar-cleveland.gov.uk)

APPLICATION SITE AND DESCRIPTION

Permission is sought for a change of use and conversion of existing bed and breakfast accommodation (16 bedrooms) (class c1) into 8 self contained apartments (class c3) (amended scheme)

The application relates to 7 Turner Street and 2 Cleveland Street. The property is also known as Tudor Lodge and is located on the corner of Turner Street and Cleveland Street. The building is located within a largely residential area adjacent to the boundary with Redcar town centre and a mix of commercial properties.

This application proposes to change the use of a 16 bedroom bed and breakfast accommodation into 8 self contained apartments. The application proposes 6no. one bed flats and 2 no. 2 bed flats. Each flat will have a bathroom, kitchen and lounge. There will be a communal bin storage area to the rear of the building in the existing courtyard.

The application proposes internal alterations only.

This application is revised following the granting of consent R/2021/0848/FF for the same proposal. Both applications are for the same proposal and floor plans, however there was administrative error, in that the red outline on the site location plan only included 7 Turner Street and not 2 Cleveland Street. This application is to rectify the error in the red line boundary.

The application has been accompanied by existing and proposed plans.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development

SD2 Locational Policy

SD3 Development Limits

SD4 General Development Principles

LS2 Coastal Area Spatial Strategy

H5 Subdivision and conversion of buildings into residential uses

OTHER POLICY DOCUMENTS

Design of Residential Areas Supplementary Planning Document (July 2011)

PLANNING HISTORY

R/2021/0848/FF - Conversion of existing bed and breakfast accommodation (16 bedrooms) into 8 number self contained apartments – granted -

L1657/82/UN - Change Of Use From A Dwellinghouse Into A Boardinghouse – granted – 23/02/2022

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a site notice and neighbour notification letters.

As a result of the consultation period six written representations have been received objecting to the proposal. The comments are summarised as follows:

- *More flats in street where have been told repeatedly wouldn't be allowed anymore flats, street rammed with flats and bed sits, drug dealers and scumbags robbing cars and littering*
- *No where to park because every house has a permit, O'Grady's has 22 permits.*
- *More flats would mean 24 more permits for an already rammed street and not taking into account the contractors that park after 5pm*
- *Concerned at the impact such a development would have upon the area*
- *Neighbourhood is already saturated with housing like this*
- *Development would offer no outside space*
- *Where would occupant's park*

- *Proposal runs contrary to Council's vision for the 'Northern Quarter', cheap flats appealing to transient occupants will do little to enhance the area*
- *My property No. 4 shares a rear access with number 2 and number 6, feel little thought has been given towards the practicalities of security and refuse collection*
- *Feel local authority sending mixed messages with planning permission being granted for new hotels that coincide with reducing holiday accommodation by letting developments such as this proposal go ahead*
- *Concerns shared rear access with proposed flats will not work and have concerns about security as well as extra refuse generated, cannot see how the area would cope.*
- *Objection based on the deteriorating safety/security of neighbourhood, continued lack of parking and drain on local resources*
- *Antisocial behaviour in neighbourhood has increase several fold by occupants of 2 x HMO's and many bedsits occupied by transitory tenants along with alcohol and drugs*
- *Parking facilities in Turner Street and Cleveland Street, the Council miscalculated the capacity and transitory flow.*
- *Concerns regarding safety/security, daughter has previously been harassed and had to move from Cleveland Street by resident of the HMO in Cleveland Street*

Redcar and Cleveland Borough Council (Development Engineers)

The property already provides accommodation and is located in an edge of town centre area. As with all of the neighbouring properties, no off-street car parking is available and the property is in a Residents Parking Zone. It is difficult to know what impact there will be on parking as this will depend on the people who occupy the proposed units.

No Highways objections are raised subject to no unauthorised storage of building materials on the adopted highway at any time.

Redcar and Cleveland Borough Council (Housing Area Services)

No objection

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land)

I have no objections to the above proposal.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance)

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note the development site is in close proximity to existing residential properties whose amenity may be affected by noise from construction and conversion activities at the proposed development.

I have also considered this application in terms of amenity of any future occupiers of the property regarding potential noise transmission between the units of accommodation.

In order to minimise the environmental impact, I would recommend the inclusion of the following condition onto any planning permission which may be granted:

- The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

REASON: In the interest of neighbour amenity.

- Prior to the development being brought into permitted end use, a scheme which outlines the proposed sound insulation measures to be implemented between dwellings shall be submitted to and approved in writing by the Local Planning Authority.

ProPG: Noise and Planning document specifically addresses schemes with incompatible room design which have the potential to cause disturbance.

The approved scheme shall be completed prior to the end use of the development and shall thereafter be retained.

REASON: To minimise the disturbance by noise of future residential occupiers of the flats hereby permitted and in the interest of neighbour amenity.

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on neighbour amenity
- The impacts on highways safety
- The impacts on nuisance and contaminated land
- The impacts on biodiversity and geological conservation

The principle of development

The application site is located within the development limits of Redcar. The principle of residential accommodation in this location is acceptable and the proposal would accord with the aims of policy SD3 of the adopted Local Plan.

Local Plan Policy H5 relates to sub-division and conversion of buildings to residential uses. The policy states:

Within development limits, the sub-division or conversion of buildings to residential uses will be permitted provided that the following criteria are met:

- a. the building is capable of providing the number of units or proposed use to an acceptable standard of accommodation;*
- b. the development will not result in an adverse impact upon local character or residential amenity;*
- c. the proposed development would not give rise to an over-concentration of similar accommodation or exacerbate a shortage of single family dwellings in the local area; and*
- d. the proposal would not give rise to conditions prejudicial to highway safety by reason of additional traffic generation.*

Policy H5 (criterion a) requires the building is capable of providing the number of units or proposed use to an acceptable standard of accommodation. The original proposal in R/2021/0848/FF sought consent for 9 flats. Officer concerns were raised regarding the small size of a number of the proposed flats. The Nationally Described Space Standard sets out the requirements for gross internal area of new dwellings. For a one bed flat the required space required is 37m² with a shower rather than bath. The proposed floor area for the revised plans for 8 flats will vary between 34m² to 52m² for a one bed flat and 56m² to 68m² for a two bed. Some of the proposed flats will be under the space standards, however on balance they are considered acceptable. The Space Standards are not adopted policy in this local authority so cannot be enforced but serve as an example of what can be considered as an acceptable standard of accommodation in accordance with policy H5.

Criterion b requires the proposal not to result in an adverse impact upon local character or residential amenity. Several objections have been received from neighbouring occupiers concerned with the impact of the proposal. This matter will be discussed further in this report.

With regard to Local Plan Policy H5 (criterion c.), it is recognised that flatted conversions are common in central Redcar. However, it is also the case that the popularity of this form of accommodation in the town centre is long-established and the size of the building would be unsuitable for other types of housing, including family dwellings.

Criterion d requires the proposal not to give rise to conditions prejudicial to highway safety. This matter will also be discussed later in this report.

The impacts on the character and appearance of the area

The application proposes no external alterations to the existing building. The building is located within a mixed residential area and as such the change of use of the building is considered to be in keeping with the character and appearance of the area.

The proposals are considered suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 and part b of policy H5 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

Objections have been received from neighbouring occupiers concerned the area is saturated with similar developments. They have concerns about the potential problems the future occupiers might bring in terms of safety and security. The concerns from the neighbouring properties in terms of proposed use are noted, however the building already has a residential use, albeit of a more temporary nature. Ultimately, when granting planning permission the local authority has no control on who lives in properties. Environmental Protection have no objection to the proposals in terms of nuisance other than restricting construction times due to the relationship with other residential dwellings and have asked for a condition regarding sound proofing. It is therefore considered the impact of additional residential dwellings within an existing residential area will not have a sufficiently detrimental impact on neighbouring amenity to warrant refusal of the application.

No additional windows are proposed than exists and as such the impact on privacy and overlooking remains unchanged.

The alterations and change of use would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on highways safety

Neighbouring occupiers have raised concerns about existing parking problems and the number of existing parking permits. The Council's Development Engineer has assessed the application and has no objections to the proposals. The officer states '*The property already provides accommodation and is located in an edge of town centre area. As with all of the neighbouring properties, no off-street car parking is available and the property is in a Residents Parking Zone. It is difficult to know what impact there will be on parking as this will depend on the people who occupy the proposed units*'.

The application raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

The impact on nuisance and contaminated land

The Council's Environmental Protection team have assessed the proposals. There are no objections in terms of contaminated land and due to the close relationship with neighbouring properties, in terms of nuisance a condition requiring a restriction on construction working hours has been suggested along with the requirement for sound insulation. Due to the location of the building and neighbouring occupiers it is considered both conditions are necessary and will be included as part of a decision notice should the application be recommended for approval.

The impact on biodiversity and geological conservation

The development site is within 6km of the revised Teesmouth and Cleveland Coast SPA and Ramsar Site. In line with policy N4 of the Redcar and Cleveland Local Plan, development within 6km of the Teesmouth and Cleveland Coast SPA and Ramsar Site, that would result in a net increase in residential units, or other development that would lead to increased recreational disturbance of the site's interest features, will be expected to contribute towards strategic mitigation measures identified in the Recreation Management Plan. This is to ensure that adverse effects on the site's integrity can be avoided. The Council have dealt with a number of applications where such a contribution has been sought and secured. The monetary value on these sites has been set at £200 per dwelling.

Unfortunately, there is no viability argument that can be put forward to negate the need for the financial contribution as the policy requirement relates to the Habitats Regulations.

The applicant paid £1400 in advance of the previous approval (R/2021/0848/FF) being granted and therefore the development is considered to be in compliance with policy N4 of the Local Plan.

Other matters

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

The application falls within the catchment for nitrate neutrality. The existing use provides 16 bedrooms and the proposed will provide 8 flats. It is considered the impact of the proposal on nitrate discharge will be unchanged, if not possibly reduced and as such the proposal is outside of scope for requiring additional information / assessment.

CONCLUSION

For the reasons outlined above the proposal is considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would

respect the character of the site and surroundings. The proposal accords with policies SD3, SD4 and H5 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No: 2021.029.PP01. B received by the Local Planning Authority on 22.04.2022
REASON: To accord with the terms of the planning application.
3. The working hours for all construction activities on this site are limited to between 08:00 and 18:00 Mondays to Friday and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holiday.
REASON: To ensure that the any activity during the construction development would not have a significant adverse impact in relation to noise and disturbance in accordance with policy SD4 of the Local Plan.
4. Prior to the development being brought into permitted end use, a scheme which outlines the proposed sound insulation measures to be implemented between dwellings shall be submitted to and approved in writing by the Local Planning Authority.
ProPG: Noise and Planning document specifically addresses schemes with incompatible room design which have the potential to cause disturbance.
The approved scheme shall be completed prior to the end use of the development and shall thereafter be retained.
REASON: To minimise the disturbance by noise of future residential occupiers of the flats hereby permitted and in the interest of neighbour amenity

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.

INFORMATIVES

Informative Note: At no point shall the adopted highway be blocked up without the prior consent of the Councils Engineering team who can be contacted on 01287 612536.

AGENDA ITEM 7

Application Number	Location	Proposal	Decision Date	Decision
R/2022/0363/NM	FORMER ALLOTMENT LAND SOUTH OF BUCCLEUCH CLOSE GUISBOROUGH	NON MATERIAL AMENDMENT TO PLANNING APPLICATION R/2022/0094/FF TO AMEND TIMBER SHED DESIGN AND LOWER APEX ROOF HEIGHT BY 200 MM AND ALTER THE PROPOSED SITING TO TURN THE SHED 90 DEGREES	17/05/2022	NON MATERIAL AMENDMENT APPROVE
R/2022/0282/FF	26A WYCHERLEY CLOSE ORMESBY MIDDLESBROUGH TS7 9HZ	SINGLE STOREY EXTENSION AT SIDE	17/05/2022	GRANT PLANNING PERMISSION
R/2022/0280/FF	6 CARNEY STREET BOOSBECK TS12 3LR	CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO SECURED RESIDENTIAL ACCOMMODATION (CLASS C2A)	17/05/2022	GRANT PLANNING PERMISSION
R/2022/0264/FF	3 MOOR CLOSE MOORSHOLM TS12 3JS	DORMER EXTENSION AT FRONT	17/05/2022	GRANT PLANNING PERMISSION
R/2022/0171/FF	7 RECTORY AVENUE GUISBOROUGH TS14 6QL	SIDE EXTENSION TO PROVIDE FOR INTEGRAL GARAGE WITH ACCOMMODATION ABOVE AND TO ENABLE LOFT CONVERSION	17/05/2022	GRANT PLANNING PERMISSION
R/2021/1079/FF	FALCON ENGINEERING & DEVELOPMENT UNITS 12 & 14 NEWCOMEN ROAD SOUTH BANK TS6 6PX	INSTALLATION OF 3.0 M HIGH STEEL GALVANISED PALISADE FENCING TO SEPARATE EXISTING UNIT FORE COURTS	19/05/2022	GRANT PLANNING PERMISSION
R/2021/0653/FF	88 THAMES ROAD REDCAR TS10 1PU	SINGLE STOREY EXTENSION TO REAR AND SIDE; HIPPED ROOF TO REPLACE FLAT ROOF TO SIDE; ALTERATIONS TO PORCH WITH NEW WINDOWS AND DOORS; RENDER FINISH TO ALL ELEVATIONS AND PROPOSED OUTBUILDING TO REAR WITH ATTACHED PAGODA	19/05/2022	GRANT PLANNING PERMISSION
R/2022/0361/HN	56 WILTON BANK SALTBURN BY THE SEA TS12 1PD	SINGLE STOREY EXTENSION AT REAR EXTENDING 4.20 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 3.45 METRES; HEIGHT TO EAVES 2.98 METRES	20/05/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2022/0335/FF	3 PEGMAN CLOSE GUISBOROUGH TS14 6DL	PITCHED ROOF TO REPLACE FLAT ROOF ABOVE EXISTING GARAGE	20/05/2022	GRANT PLANNING PERMISSION

R/2022/0307/FF	19 ROSTHWAITE DRIVE SKELTON-IN- CLEVELAND SALTBURN BY THE SEA TS12 2WJ	SINGLE STOREY TIMBER CLAD REAR EXTENSION	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0298/FF	15 GLASTONBURY ROAD SKELTON-IN- CLEVELAND TS12 2YL	DEMOLITION OF CONSERVATORY REPLACE WITH SINGLE STOREY EXTENSION AT REAR; NEW ACCESS DOOR AT SIDE; FRONT PORCH; REAR DORMER AND TWO ROOF LIGHTS TO FRONT	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0292/RS	15 TAUNTON VALE GUISBOROUGH TS14 7NB	SINGLE STOREY EXTENSION AND GARAGE EXTENSION AT REAR (RESUBMISSION)	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0287/FF	60 FREEBROUGH ROAD MOORSHOLM TS12 3JB	SINGLE STOREY REAR EXTENSION WITH BALCONY ABOVE; PITCHED ROOF OVER EXISTING EXTENSIONS, RENDER TO REAR ELEVATION AND LOFT CONVERSION INCLUDING 1 ROOF LIGHT AT FRONT AND 2 ROOF LIGHTS AT REAR AND INSTALLATION OF LOG BURNING FLUE	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0286/FF	15 ST LEONARDS ROAD GUISBOROUGH TS14 8BT	DEMOLITION OF EXISTING GARAGE AND REPLACE WITH SINGLE STOREY EXTENSION / STORE AT REAR; CAR PORT AT SIDE AND FRONT PORCH	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0285/HN	8 BOULBY ROAD REDCAR TS10 5EA	SINGLE STOREY EXTENSION AT REAR EXTENDING 4.70 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 3.57 METRES; HEIGHT TO EAVES 2.45 METRES	20/05/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2022/0274/PNC	THE BARN LAND OFF REDCAR ROAD MARSKE BY THE SEA	PRIOR APPROVAL FOR THE PROPOSED CHANGE OF USE AND CONVERSION OF EXISTING PORTAL FRAMED AGRICULTURAL BUILDING INTO RESIDENTIAL DWELLINGS (FIVE UNITS) (CLASS C3) TO FORM A 'TERRACE' INCLUDING EXTERNAL ALTERATIONS (RESUBMISSION)	20/05/2022	PRIOR NOTIFICATION REFUSED
R/2022/0272/FF	12 OVERDALE CLOSE REDCAR TS10 4SF	PART TWO STOREY, PART SINGLE STOREY LINK ATTACHED EXTENSION AT SIDE	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0260/FF	32 BROADWAY GRANGETOWN TS6 7HW	DEMOLITION OF EXISTING STORAGE SHED AND REPLACE WITH TWO STOREY EXTENSION AT SIDE AND PART TWO STOREY / PART SINGLE STOREY EXTENSION AT REAR	20/05/2022	GRANT PLANNING PERMISSION

R/2022/0202/FF	47 HIGH STREET REDCAR TS10 3BZ	ALTERATIONS TO ROOF TO RAISE RIDGE AND EAVES HEIGHT TO CREATE ADDITIONAL STOREY, THREE STOREY FLAT ROOF EXTENSION AT REAR; USE OF THE 3 FLOORS ABOVE GROUND FLOOR LEVEL AS OFFICES AND STORAGE WITH ANCILLARY ROOMS, NEW ROOFLIGHTS TO FRONT AND REAR, NEW AND REPLACEMENT WINDOWS TO 3 FLOORS ABOVE GROUND FLOOR LEVEL	20/05/2022	GRANT PLANNING PERMISSION
R/2021/0629/FF	27 WESTFIELD AVENUE REDCAR TS10 1HF	SINGLE STOREY REAR EXTENSION	20/05/2022	GRANT PLANNING PERMISSION
R/2022/0258/FF	2 KIRKWOOD DRIVE REDCAR TS10 2SX	TWO STOREY EXTENSION AT REAR	23/05/2022	GRANT PLANNING PERMISSION
R/2022/0354/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	DISCHARGE OF CONDITION 14 (WRITTEN SCHEME OF INVESTIGATION) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS	24/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0321/FF	VIRGIN MEDIA LTD FLEMING ROAD SOUTH BANK TS6 6TT	INSTALLATION OF 2 WALL LOUVRES; 2 AIR CONDENSING UNITS WITHIN NEW COMPOUND INCLUDING 2.1M HIGH PALADIN PERIMETER FENCING	24/05/2022	GRANT PLANNING PERMISSION
R/2022/0304/FF	HOLLYMEDE QUEEN STREET BOOSBECK TS12 3AE	SINGLE STOREY FRONT EXTENSION	24/05/2022	GRANT PLANNING PERMISSION
R/2022/0295/FF	30 GYPSY LANE NUNTHORPE TS7 0DX	PROPOSED NEW DOUBLE GARAGE WITH BALCONY AND GLASS BALUSTRADE AND ALTERATIONS TO EXISTING STAIRCASE AT FRONT	24/05/2022	GRANT PLANNING PERMISSION
R/2022/0294/FF	12 HIGH STREET NORMANBY TS6 0JZ	CHANGE OF USE OF EXISTING CAFE BISTRO (CLASS E) TO MIXED USE OF CAFE BISTRO (CLASS E) AND DRINKING ESTABLISHMENT (SUI GENERIS)	24/05/2022	GRANT PLANNING PERMISSION

R/2022/0195/FF	1 SANDMOOR ROAD NEW MARSKE REDCAR TS11 8BP	SINGLE STOREY REAR EXTENSION	24/05/2022	GRANT PLANNING PERMISSION
R/2022/0442/CD	1 NORTH ROAD / 22 HIGH STREET LOFTUS TS13 4HP	RE-DISCHARGE OF CONDITION 3 (IN RELATION TO WINDOWS ONLY) OF PLANNING PERMISSION R/2020/0565/CA FOR CHANGE OF USE FROM GROUND FLOOR RETAIL AREA AND FIRST FLOOR FLAT INTO TWO SELF CONTAINED DWELLINGS; INCLUDING REMOVAL OF SHOP FRONT, REPLACEMENT WINDOWS & INSTALLATION OF ROOF LIGHTS	25/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0381/TC	LAND OPPOSITE 19 WILTON VILLAGE ROAD WILTON VILLAGE REDCAR TS10 4QX	FELLING OF 1 SYCAMORE TREE	25/05/2022	NO OBJECTIONS
R/2022/0374/TC	16 HIGH STREET MARSKE BY THE SEA TS11 7BE	FELLING OF 2 SILVER BIRCH TREES	25/05/2022	NO OBJECTIONS
R/2022/0339/AD	UNIT 4 HOME BARGAINS GROUSE COURT SKELTON-IN- CLEVELAND TS12 2ZS	DISPLAY OF 4 INTERNALLY ILLUMINATED FASICA SIGNS; 1 INTERNALLY ILLUMINATED DOUBLE SIDED TOTEM SIGN AND 1 NON ILLUMINATED VYNL	25/05/2022	APPROVE ADVERT CONSENT
R/2022/0334/FF	142 CASTLE ROAD REDCAR TS10 2LF	FRONT PORCH	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0320/AD	180A CORPORATION ROAD REDCAR TS10 1HB	DISPLAY OF 1 INTERNALLY ILLUMINATED FASCIA SIGN; 1 NON-ILLUMINATED FASCIA SIGN AND 1 FREESTANDING INTERNALLY ILLUMINATED SIGN	25/05/2022	APPROVE ADVERT CONSENT
R/2022/0300/CA	LAND SOUTH OF WOODLEA OFF VICTORIA TERRACE SALTBURN	SITING OF GAS TANK (RETROSPECTIVE)	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0299/FF	69 BROADWAY WEST REDCAR TS10 5PE	SINGLE STOREY SIDE EXTENSION	25/05/2022	GRANT PLANNING PERMISSION

R/2022/0293/AD	PREMIER 1 ENNIS SQUARE REDCAR TS10 5JZ	DISPLAY OF INTERNALLY ILLUMINATED FASCIA SIGN ABOVE ATM (RETROSPEVTIVE)	25/05/2022	APPROVE ADVERT CONSENT
R/2022/0284/CA	114 BELMANGATE GUISBOROUGH TS14 7BB	DEMOLITION OF EXISTING GARAGE AND REPLACE WITH SINGLE STOREY EXTENSION AT SIDE / REAR	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0252/FF	LAND AT REDCAR BULK TERMINAL REDCAR BULK TERMINAL REDCAR	INSTALLATION AND OPERATION OF A SITE BATCH READY MIX CONCRETE PLANT AND ANCILLARY FACILITIES FOR A TEMPORARY PERIOD	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0231/FF	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD GRANGETOWN	PROPOSED EXTENSION TO SURFACE WATER MANAGEMENT INFRASTRUCTURE	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0209/FF	39 LONGBECK LANE NEW MARSKE REDCAR TS11 8DF	DEMOLITION OF EXISTING EXTENSION AND REPLACE WITH SINGLE STOREY EXTENSION AT REAR AND PART CONVERSION OF GARAGE TO HABITABLE ROOM WITH PITCHED ROOF OVER	25/05/2022	GRANT PLANNING PERMISSION
R/2022/0186/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITION 13 (FOUL & SURFACE WATER) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS	25/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0133/CD	LAND AT MIDDLESBROUGH ROAD SOUTH BANK	DISCHARGE OF CONDITIONS 5, 6, 7 & 9 OF PLANNING APPROVAL R/2021/0052/FF FOR THE ERECTION OF THREE DRIVE-THRU RESTAURANTS (CLASS E AND SUI GENERIS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING	25/05/2022	CONDITION DISCHARGE GRANTED

R/2022/0092/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR FROM THE SOFIA ONSHORE CONVERTER STATION SOUTH OF WILTON INTERNATIONAL INCLUDING THE CABLE CORRIDOR AND UP TO LACKENBY NATIONAL GRID SUBSTATION	DISCHARGE OF CONDITION 7 (SURFACE & FOUL WATER DRAINAGE SCHEME) FOR STAGE TCPA3 PART 3 OF TCPA#1 OF THE APPROVED DEVELOPMENT OF PLANNING PERMISSON R/2020/0355/FFM FOR THE INSTALLATION OF UNDERGROUND HIGH VOLTAGE ELECTRICAL CABLES AND ANCILLARY WORKS WITHIN FIVE AREAS TO CONNECT EXISTING APPROVED DOGGER BANK C AND SOFIA WIND OFFSHORE WIND FARMS AND LACKENBY SUBSTATION AND ASSOCIATED TEMPORARY CONSTRUCTION COMPOUNDS (NO. NINE), HAUL ROAD, FIVE SITE ACCESSES, CONSTRUCTION OF RETAINING WALL AND REPROFILING OF EXISTING BUND WITH SURPLUS SPOIL.	25/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0091/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR FROM SOFIA CONVERTOR STATION SOUTH OF WILTON INTERNATIONAL INCLUDING THE CABLE CORRIDOR AND UP TO LACKENBY NATIONAL GRID SUBSTATION	DISCHARGE OF CONDITION 7 (SURFACE AND FOUL WATER DRAINAGE) FOR STAGE TCPA3(A) OF TCPA#3 OF THE APPROVED DEVELOPMENT OF PLANNING PERMISSION R/2020/0832/FF FOR THE INSTALLATION OF UNDERGROUND HIGH VOLTAGE ELECTRICAL CABLES AND ANCILLARY WORKS TO CONNECT EXISTING APPROVED DOGGER BANK C AND SOFIA WIND OFFSHORE WIND FARMS AND LACKENBY SUBSTATION AND ASSOCIATED TEMPORARY CONSTRUCTION COMPOUNDS AND HAUL ROAD	25/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0090/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR FROM THE SOFIA ONSHORE CONVERTER STATION SOUTH OF WILTON INTERNATIONAL INCLUDING THE CABLE CORRIDOR AND UP TO LACKENBY NATIONAL GRID SUBSTATION	SUBMISSION OF DETAILS FOR REQUIREMENT 25 (FOUL & SURFACE WATER DRAINAGE SCHEME) FOR STAGE 5 PART 3 FOR TWO OFFSHORE WIND TURBINE GENERATING STATIONS AND ASSOCIATED INFRASTRUCTURE IN THE DOGGER BANK ZONE AND THE BOROUGH OF REDCAR AND CLEVELAND. THE FULL DESCRIPTION OF THE AUTHORISED DEVELOPMENT IS SPECIFIED IN PART 1 OF SCHEDULE 1 OF THE DOGGER BANK TEESIDE A AND B OFFSHORE WIND FARM ORDER 2015 (AS AMENDED)	25/05/2022	CONDITION DISCHARGE GRANTED

R/2021/1096/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITION 12 (SURFACE WATER TREATMENT AND MANAGEMENT PLAN) OF PLANNING PERMISSION R/2020/0357/OOM FOR AN OUTLINE PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE OR DISTRIBUTION FACILITIES (USE CLASS B8) WITH OFFICE ACCOMMODATION (USE CLASS B1), HGV AND CAR PARKING AND ASSOCIATED INFRASTRUCTURE WORKS ALL MATTERS RESERVED OTHER THAN ACCESS	25/05/2022	CONDITION DISCHARGE GRANTED
R/2022/0416/CL	UNIT P CLEVELAND RETAIL PARK TRUNK ROAD SOUTH BANK TS6 6UX	LAWFUL DEVELOPMENT CERTIFICATE TO OPERATE THE EXISTING UNIT UNDER CLASS E FROM 1 SEPTEMBER 2020; AND FOR THE INSTALLED MEZZANINE FLOOR	26/05/2022	GRANT CERTIFICATE OF LAWFULNESS
R/2022/0330/FF	47 NIGHTINGALE ROAD GUISBOROUGH TS14 8HA	SINGLE STOREY SIDE EXTENSION; DETACHED GARAGE CONVERSION TO FORM LIVING AREA	26/05/2022	GRANT PLANNING PERMISSION
R/2022/0289/FF	SKELTON CASTLE CRICKET CLUB MARSKE LANE SKELTON-IN-CLEVELAND TS12 2HF	PROVISION OF FULLY ENCLOSED OUTDOOR CRICKET PRACTICE FACILITY	26/05/2022	GRANT PLANNING PERMISSION
R/2022/0198/FF	LAND OPPOSITE 2 MILLHOLME DRIVE AND 1 WOODSIDE BROTTON	SITING OF SCULPTURE	26/05/2022	GRANT PLANNING PERMISSION
R/2022/0423/FF	11 BRAMBLE DYKES REDCAR TS10 2SZ	CHANGE OF USE OF PUBLIC OPEN SPACE TO FORM RESIDENTIAL CURTILAGE	27/05/2022	WITHDRAWN
R/2022/0347/FF	2 LONGBANK ROAD ORMESBY TS7 9HA	DEMOLITION OF EXISTING GARAGE/EXTENSION AND REPLACE WITH TWO STOREY EXTENSION AT SIDE	27/05/2022	GRANT PLANNING PERMISSION
R/2022/0317/CD	THE YORK POTASH PROJECT SIRIUS MINERALS PLC LOCKWOOD MINE SITE	PARTIAL DISCHARGE OF CONDITIONS 3 (CONTRACTORS PARKING), 4 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 5 (TRAVEL PLAN), 6 (LANDSCAPING SCHEME), 8 (PHASING PLAN), 9 (CEMP), 14 (WS of AI), 15 (EXTERNAL	27/05/2022	CONDITION DISCHARGE GRANTED

	SWINDALE LANE MOORSHOLM SALTBURN BY THE SEA TS12 3FA	MATERIALS), 16 (SURFACE WATER DRAINAGE), 18 (LIGHTING PLAN), 19 (VEGETATION BIRD AND BAT BOXES), 20 (HYDRO-GEOLOGICAL RISK ASSESSMENT), 21 (GROUND & SURFACE MONITORING), 22 (REMEDIAL ACTION PLAN), 25 (ECOLOGICAL MITIGATION), 31 (GROUND WATER MANAGEMENT SCHEME) & 32 (SURFACE WATER MANAGEMENT) OF PLANNING PERMISSION R/2014/0627/FFM (PHASE 10A) FOR THE WINNING AND WORKING OF POLYHALITE BY UNDERGROUND METHODS		
R/2022/0220/FF	33 STAINDALE GUISBOROUGH TS14 8JU	REAR KITCHEN / GARDEN ROOM EXTENSION	27/05/2022	GRANT PLANNING PERMISSION
R/2022/0318/FF	21 ST MARGARETS GROVE REDCAR TS10 2HW	ALTERATIONS AND EXTENSION TO GARAGE AND ROOF TO FORM FIRST FLOOR SIDE EXTENSION INCLUDING DORMER EXTENSION TO FRONT AND ADDITION OF BI FOLD DOORS TO SIDE AND REAR	30/05/2022	GRANT PLANNING PERMISSION
R/2022/0306/FF	LAND AT NEWCOMEN ROAD SKIPPERS LANE INDUSTRIAL ESTATE SOUTH BANK	PROPOSED 4NO LIGHT INDUSTRIAL UNITS	30/05/2022	GRANT PLANNING PERMISSION
R/2022/0463/LAC	EXOLUM SEAL SANDS LIMITED SEAL SANDS ROAD SEAL SANDS	CONSULTATION FROM STOCKTON BOROUGH COUNCIL FOR HAZARDOUS SUBSTANCE CONSENT FOR MODIFICATION TO CONDITIONS 3 AND 4 AS IMPOSED ON APPLICATION 17/0258/HAZ (CHANGE IN STORAGE LOCATION AND CONDITIONS FOR LPG)	01/06/2022	No Comment
R/2022/0325/FF	1 MIDDLEFIELD ROAD MARSKE BY THE SEA TS11 6EQ	SINGLE STOREY EXTENSION AT SIDE AND REAR INCLUDING DEMOLITION OF EXISTING GARAGE	01/06/2022	GRANT PLANNING PERMISSION
R/2022/0324/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR BETWEEN LANDFALL NEAR MARSKE BY THE SEA AND LACKENBY NATIONAL GRID SUBSTATION	RESUBMISSION OF DETAILS FOR REQUIREMENT 32 (CONSTRUCTION TRAFFIC ROUTING & MANAGEMENT PLANS) FOR STAGE 5 PART 2 FOR TWO OFFSHORE WIND TURBINE GENERATING STATIONS AND ASSOCIATED INFRASTRUCTURE IN THE DOGGER BANK ZONE AND THE BOROUGH OF REDCAR AND CLEVELAND. THE FULL DESCRIPTION OF THE AUTHORISED DEVELOPMENT IS SPECIFIED IN PART 1 OF SCHEDULE 1 OF THE DOGGER BANK TEESIDE A AND B OFFSHORE WIND FARM ORDER 2015 (AS AMENDED).	01/06/2022	CONDITION DISCHARGE GRANTED

R/2022/0323/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR BETWEEN LANDFALL NEAR MARSKE BY THE SEA AND LACKENBY NATIONAL GRID SUBSTATION	RESUBMISSION OF DETAILS FOR REQUIREMENT 24 (HIGHWAYS ACCESS MANAGEMENT PLAN) FOR STAGE 5 PART 2 FOR TWO OFFSHORE WIND TURBINE GENERATING STATIONS AND ASSOCIATED INFRASTRUCTURE IN THE DOGGER BANK ZONE AND THE BOROUGH OF REDCAR AND CLEVELAND. THE FULL DESCRIPTION OF THE AUTHORISED DEVELOPMENT IS SPECIFIED IN PART 1 OF SCHEDULE 1 OF THE DOGGER BANK TEESSIDE A AND B OFFSHORE WIND FARM ORDER 2015 (AS AMENDED)	01/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0303/CD	DOGGER BANK WIND FARM C ONSHORE CONVERTER STATION (OCS) AND ASSOCIATED WORKS NEAR LACKENBY NATIONAL GRID SUBSTATION	SUBMISSION OF DETAILS FOR REQUIREMENT 25 (SURFACE AND FOUL WATER DRAINAGE) IN RELATION TO STAGE 9 FOR TWO OFFSHORE WIND TURBINE GENERATING STATIONS AND ASSOCIATED INFRASTRUCTURE IN THE DOGGER BANK ZONE AND THE BOROUGH OF REDCAR AND CLEVELAND. THE FULL DESCRIPTION OF THE AUTHORISED DEVELOPMENT IS SPECIFIED IN PART 1 OF SCHEDULE 1 OF THE DOGGER BANK TEESSIDE A AND B OFFSHORE WIND FARM ORDER 2015 (AS AMENDED)	01/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0113/CD	LAND ALONG THE SOFIA OFFSHORE WIND FARM CABLE CORRIDOR BETWEEN LANDFALL NEAR MARSKE BY THE SEA AND LACKENBY NATIONAL GRID SUBSTATION	SUBMISSION OF DETAILS FOR REQUIREMENT 25 (FOUL & SURFACE WATER DRAINAGE SCHEME) FOR STAGES 2 & 4 FOR TWO OFFSHORE WIND TURBINE GENERATING STATIONS AND ASSOCIATED INFRASTRUCTURE IN THE DOGGER BANK ZONE AND THE BOROUGH OF REDCAR AND CLEVELAND. THE FULL DESCRIPTION OF THE AUTHORISED DEVELOPMENT IS SPECIFIED IN PART 1 OF SCHEDULE 1 OF THE DOGGER BANK TEESSIDE A AND B OFFSHORE WIND FARM ORDER 2015 (AS AMENDED)	01/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0108/CD	LAND ALONG THE SOFIA OFFSHORE WIND FARM CABLE CORRIDOR BETWEEN LANDFALL NEAR MARSKE BY THE SEA AND LACKENBY NATIONAL GRID SUBSTATION	DISCHARGE OF CONDITION 7 (SURFACE AND FOUL WATER DRAINAGE SCHEME) FOR STAGE TCPA2 OF PLANNING PERMISSON R/2020/0355/FFM FOR INSTALLATION OF UNDERGROUND HIGH VOLTAGE ELECTRICAL CABLES AND ANCILLARY WORKS WITHIN FIVE AREAS TO CONNECT EXISTING APPROVED DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS AND LACKENBY SUBSTATION AND ASSOCIATED TEMPORARY CONSTRUCTION COMPOUNDS (NO. NINE), HAUL ROAD, FIVE SITE ACCESSSES, CONSTRUCTION OF	01/06/2022	CONDITION DISCHARGE GRANTED

		RETAINING WALL AND REPROFILING OF EXISTING BUND WITH SURPLUS SPOIL		
R/2022/0077/CD	LAND ALONG THE DOGGER BANK C AND SOFIA OFFSHORE WIND FARMS CABLE CORRIDOR FROM THE SOFIA ONSHORE CONVERTER STATION SOUTH OF WILTON INTERNATIONAL INCLUDING THE CABLE CORRIDOR AND UP TO LACKENBY NATIONAL GRID SUBSTATION	DISCHARGE OF CONDITION 7 (FOUL & SURFACE WATER DRAINAGE SCHEME) FOR STAGE TCPA7 OF TCPA#1 OF THE APPROVED DEVELOPMENT OF PLANNING PERMISSON R/2020/0355/FFM FOR THE INSTALLATION OF UNDERGROUND HIGH VOLTAGE ELECTRICAL CABLES AND ANCILLARY WORKS WITHIN FIVE AREAS TO CONNECT EXISTING APPROVED DOGGER BANK C AND SOFIA WIND OFFSHORE WIND FARMS AND LACKENBY SUBSTATION AND ASSOCIATED TEMPORARY CONSTRUCTION COMPOUNDS (NO. NINE), HAUL ROAD, FIVE SITE ACCESSES, CONSTRUCTION OF RETAINING WALL AND REPROFILING OF EXISTING BUND WITH SURPLUS SPOIL.	01/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0076/CD	LAND NORTH OF HIGH FARM COTTAGE AND HIGH FARM BUNGALOW AND EAST OF LACKENBY SUBSTATION LACKENBY LANE LACKENBY	DISCHARGE OF CONDITION 7 (FOUL & SURFACE WATER DRAINAGE SCHEME) FOR STAGE TCPA7(A) OF TCPA#3 OF THE APPROVED DEVELOPMENT OF PLANNING PERMISSION R/2020/0832/FF FOR INSTALLATION OF UNDERGROUND HIGH VOLTAGE ELECTRICAL CABLES AND ANCILLARY WORKS TO CONNECT EXISTING APPROVED DOGGER BANK C AND SOFIA WIND OFFSHORE WIND FARMS AND LACKENBY SUBSTATION AND ASSOCIATED TEMPORARY CONSTRUCTION COMPOUNDS AND HAUL ROAD	01/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0350/FF	30 GUISBOROUGH ROAD NUNTHORPE TS7 0LA	NEW ACCESS DOOR AND ENTRANCE PORCH AT FRONT; EXTERNAL ALTERATIONS; SINGLE STOREY EXTENSION AT REAR; CAR PORT ATTACHED AT FRONT OF EXISTING GARAGE WITH EXTENSION AT REAR	06/06/2022	GRANT PLANNING PERMISSION
R/2022/0349/FF	16 AVON DRIVE GUISBOROUGH TS14 8AX	SINGLE STOREY EXTENSION AT REAR; EXTERNAL ALTERATIONS AND RENDERING TO EXISTING ELEVATIONS	06/06/2022	GRANT PLANNING PERMISSION
R/2022/0346/FF	7 WHELDRAKE CLOSE GUISBOROUGH TS14 6GL	PART GARAGE CONVERSION INCLUDING EXTENSION TO EXISTING FRONT PORCH AND SINGLE STOREY EXTENSION AT SIDE	06/06/2022	GRANT PLANNING PERMISSION
R/2022/0341/FF	12 LIVERTON WHIN SALT BURN BY THE SEA TS12 1PH	DEMOLITION OF GARAGE REPLACE WITH SINGLE STOREY SIDE AND REAR EXTENSIONS WITH ADDITION OF BI FOLD DOORS IN LIEU OF WINDOW TO REAR PLUS WIDENING OF FRONT DRIVE	06/06/2022	GRANT PLANNING PERMISSION

R/2022/0081/FF	8 CONWAY ROAD REDCAR TS10 2EN	TWO STOREY EXTENSION AT SIDE	06/06/2022	GRANT PLANNING PERMISSION
R/2022/0150/FFM	BRITISH STEEL (SPECIAL PROFILES) BEACH ROAD SKINNINGROVE	ERECTION OF TWO STOREY OFFICE BLOCK, 2 SINGLE STOREY INDUSTRIAL BUILDINGS AND EXTENSION TO EXISTING WAREHOUSE INCLUDING TRAILER/LORRY PARKS, LANDSCAPING AND 2.4M HIGH PERIMETERE FENCING	07/06/2022	GRANT PLANNING PERMISSION
R/2022/0474/NM	CLEVELAND GATE LAND WEST OF SPRING WOOD ROAD GUISBOROUGH	NON MATERIAL AMENDMENT OF PLANNING PERMISSION R/2021/0792/FFM FOR EXTERNAL DOOR SHOWN TO HAIR SALON AND MINOR ALTERATIONS TO WINDOWS; AOV CHIMNEY SHOWN FOR SMOKE EVACUATION ON ROOF OF SOUTH ELEVATION; MINOR ALTERATIONS TO AOV'S; MINOR ALTERATIONS TO ALLOW M&E INSTALLATION AND CHANGE FROM CLADDING TO RENDER	08/06/2022	NON MATERIAL AMENDMENT APPROVE
R/2022/0470/NM	MOORSHOLM METHODIST CHURCH GUISBOROUGH ROAD MOORSHOLM SALTBURN BY THE SEA TS12 3JA	NON MATERIAL AMENDMENT TO PLANNING PERMISSION R/2017/0723/CA FOR REPOSITIONING OF AND ADDITIONAL ROOFLIGHTS, CHANGES TO ROOF GARDEN INCLUDING GLAZED BALUSTRADE AND STEPPED WALL, ALTERATIONS TO WINDOW ON RIGHT SIDE ELEVATION, REPLACE LARGE ARCHED WINDOWS TO FRONT ELEVATION WITH LIKE FOR LIKE UPVC AND INTERNAL ALTERATIONS, ADDITIONAL WINDOWS IN REAR ELEVATION	08/06/2022	NON MATERIAL AMENDMENT REFUSED
R/2022/0398/TC	LAND SOUTH WEST OF BRIDGE HOUSES (A173) SKELTON-IN- CLEVELAND	FELLING OF 1 DISEASED OAK TREE AND 1 DISEASED ASH TREE	08/06/2022	NO OBJECTIONS
R/2022/0362/FF	12 SALTSCAR REDCAR TS10 2PH	SINGLE STOREY SIDE EXTENSION	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0360/FF	4 ALLENDALE TEE NEW MARSKE REDCAR TS11 8HN	SINGLE STOREY REAR EXTENSION AND FRONT EXTENSION TO EXISTING ATTACHED GARAGE	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0358/FF	18 SANDMOOR ROAD NEW MARSKE TS11 8BX	SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION INCLUDING REPLACEMENT OF DOOR WITH WINDOW TO FRONT	08/06/2022	GRANT PLANNING PERMISSION

R/2022/0351/FF	LAND WEST OF LIMERICK ROAD REDCAR	CREATION OF TWO DATACENTRE CABINS (USE CLASS B8) WITH ASSOCIATED FENCING, ACCESS, AND PROVISION OF TWO GENERATORS	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0348/FF	32 COACH ROAD BROTTON TS12 2RW	SINGLE STOREY EXTENSION AT REAR	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0338/FF	1 YEW TREE AVENUE REDCAR TS10 4QD	SINGLE STOREY REAR EXTENSION AND SINGLE STOREY EXTENSION TO EXISTING DETACHED GARDEN ROOM	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0327/CD	LAND SOUTH OF MARSKE ROAD SALT BURN	APPLICATION TO DISCHARGE SECTION 1.1 OF SCHEDULE 2 OF THE SECTION 106 AGREEMENT DATED 13 OCTOBER 2015 TO PROVIDE A DRAFT PUBLIC OPEN SPACE MANAGEMENT PLAN (GRANTED ON APPEAL REF: APP/V0728/W/15/3006780)	08/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0226/CA	125 HIGH STREET MARSKE BY THE SEA REDCAR TS11 6JX	ALTERATIONS TO WINDOWS AT FIRST FLOOR INCLUDING ENLARGEMENT AND REPLACEMENT WINDOW AT SIDE, BLOCKING UP WINDOW AT REAR AND INTERNAL ALTERATIONS; PROVISION OF ROOF LIGHT	08/06/2022	GRANT PLANNING PERMISSION
R/2021/0976/VC	29 ZETLAND ROAD LOFTUS SALT BURN BY THE SEA TS13 4PW	VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION R/2020/0238/CA TO ALTER DOORS AND WINDOWS IN ALL ELEVATIONS	08/06/2022	GRANT PLANNING PERMISSION
R/2022/0316/CD	66 ESPLANADE REDCAR TS10 3AH	DISCHARGE OF CONDITION 3 (MATERIALS EXTERNAL) OF PLANNING PERMISSION R/2019/0010/FF FOR A DETACHED THREE STOREY DWELLINGHOUSE WITH INTEGRAL GARAGE INCLUDING SECOND FLOOR BALCONY AND NEW VEHICULAR ACCESS AT FRONT	09/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0269/OO	LAND AT LIVERTON LODGE LIVERTON ROAD LIVERTON TS13 4SY	OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 2 BUNGALOWS ON EXISTING LAND	10/06/2022	WITHDRAWN

Schedule of appeals

AGENDA ITEM 8

Reference Number	Site	Description	Decision	Date of Planning Decision	Appeal start date	Appeal method	Appeal decision	Date of Appeal Decision
R/2021/0671/RT	79 Winchester Road, Redcar	Timber car port at front (retrospective)	Refused	07/01/2022	05/04/2022	Written Representation	Dismissed	18/05/2022

Schedule of enforcement actions

Reference	Address	Breach of Planning Control	Authorised Date	Enforcement Action	Remarks
E0134/2020	19 Milton Street and 2 Pearl Street, Saltburn, TS12 1DJ	A number of timber sliding sash window frames have been replaced for inappropriate plastic windows. The works that have taken place have an adverse impact on Saltburn's Conservation Area.	Development Services Manager on 25 th November 2020.	Served Enforcement Notice on 25 th November 2020	New Enforcement Notice served on 22 nd April 2022. Compliance date 22 nd October 2022.
E0212/2020	1 MILBANK STREET SOUTH BANK TS6 6DD	Building Adversely Affecting the Amenity of the Neighbourhood.	Head of Planning and Development on 6 th January 2022.	Served S215 Notice on 6 th January 2022.	Served new Notice on 17 th May 2022. Post tracking states refused to sign.
E0070/2020	Land next to Marton Railway Station, Ladgate Lane, Ormesby	The Council considers it expedient to issue the notice as the change of use of land and the development of stables and other structures is not acceptable. The change of use of land to horsecultural is inappropriate due to the close proximity of the main railway station and there being no grazing land.	Head of Planning and Development on 6 th January 2022.	Served S215 Notice on 6 th January 2022.	Served PCN on 19 th May 2022. Post tracking states No answer and not collected from main post office.

E0014/2021	40 Pearl Street, Saltburn, S12 1DU.	Without planning permission, the unauthorised replacement of three sliding sash wooden windows and two bay wooden windows on the front elevation.	Head of Planning and Development on 2 nd September 2021	Served Enforcement Notice on 6 th March 2022	Compliance date 7 th August 2022.
E0135/2020	4 (plot 4) Serenity Hollow, Boosbeck, TS12 3DL	Planning condition[s] have not been complied with the relevant planning permission granted by the Council on 28 th October 2021 for a detached dwellinghouse (part retrospective) reference number R/2021/0245/FF.	Development Services Manager on 3 rd March 2022.	Served Breach of Condition Notice on 3 rd March 2022.	With Head of Planning and Development to discuss with Legal Services about the appointment of a Barrister.
E0072/2021	Macy Browns, 19 Market Place, Guisborough, TS14 6BN	Unauthorised installation of a plastic door frame and door in the eastern elevation and attachment of plywood boards to window frames in the eastern elevation in a grade ii Listed Building.	Development Services Manager on 5 th May 2022.	Served S330 Notice on 5 th May 2022.	To serve Listed Building Enforcement Notice.

Section 106 Agreements currently under negotiation

Application Number	Application site	Head of terms	Agreement Stage
R/2018/0621/OOM	Land off Nightingale Road, Guisborough	<ol style="list-style-type: none">1. Provision of on-site affordable housing2. Commuted sum towards special educational needs capacity of £79,372	Awaiting draft

APPLICATIONS FOR DEEMED CONSENT

23/06/2022

Application Number: R/2022/0273/F3

Proposal: SINGLE STOREY EXTENSIONS AT BOTH SIDES OF EXISTING COMMUNITY CENTRE TO FORM NEW COMMUNITY HALL AND LIBRARY INCLUDING ASSOCIATED LANDSCAPING AND NEW VEHICULAR AND PEDESTRIAN ACCESSES OFF WESTFIELD TERRACE

Location: LOFTUS YOUTH AND COMMUNITY CENTRE, DUNCAN PLACE
LOFTUS

GRANT DEEMED CONSENT