

# REGULATORY COMMITTEE

## THURSDAY 21 JULY 2022 AT 10:00AM



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

**CONTACT**  
Mrs E J Dale  
(01642) 444492  
12 July 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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## A G E N D A

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	<u>Pages</u>
1. Apologies for Absence.	
2. Declarations of Interest.	
3. To confirm the following Minutes:-	
Taxi Panel held on 14 June;	2
Regulatory Committees held on:-	
23 June 2022 and	3-13
7 July 2022.	14-15
4. To note the attendance matrix from the last meeting	16
5. Development Managers Presentation.	17-30
<b>REPORTS OF THE MANAGING DIRECTOR</b>	
<b>PLANNING APPLICATIONS FOR DECISION</b>	
6. R/2022/0967/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 – Officer’s recommendation approval	31-44
7. Delegated Decisions.	45-55
8. Appeal Information.	56
9. Enforcement Schedule.	57-58
10. Section 106 Agreements.	59
11. Any items the Chair certifies as urgent.	

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14 June 2022

## TAXI PANEL

A meeting of the Taxi Panel was held on 14 June 2022 in the Civic Centre, Redcar.

**PRESENT** Councillor Smith (Chair),  
Councillors Baldwin, Head, Hixon and Lockwood

**OFFICIALS** E Dale, D Iceton and J Morgan

### EXCLUSION OF PRESS AND PUBLIC

**RESOLVED** that the press and public be excluded from the meeting on the grounds that the following items contain exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A to the Local Government Act 1972 (as amended).

1. **GRANT PRIVATE HIRE DRIVER LICENCE- FS.**

The Managing Director asked Members to consider whether FS should be granted a Private Hire Driver licence.

The applicant FS was present at the meeting and was accompanied by RW.

**RESOLVED** that FS be granted a Private Hire Driver Licence.

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## REGULATORY COMMITTEE

A meeting of the Regulatory Committee was held on 23 June 2022.

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

**OFFICIALS.** E Dale, E Garbutt and C Griffiths

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

7. **MINUTES**

**RESOLVED** that the minutes of the Regulatory Committees held on 26 May 2022 be confirmed and signed by the Chair as a correct record

8. **PLANNING APPLICATION FOR DECISION.**

**R/2022/0389/FF Change of use and conversion of existing bed and breakfast accommodation (16 bedrooms) (Class C1) into 8 self-contained apartments (Class C3) (Amended Scheme) – Tudor Lodge bed and breakfast 7 Turner Street and 2 Cleveland Street Redcar.**

The Managing Director advised that permission was 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 related to 7 Turner Street and 2 Cleveland Street. The property was also known as Tudor Lodge and was located on the corner of Turner Street and Cleveland Street. The building was located within a largely residential area adjacent to the boundary with Redcar town centre and a mix of commercial properties.

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

The application proposed internal alterations only.

This application was revised following the granting of consent

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R/2021/0848/FF for the same proposal. Both applications were 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 was to rectify the error in the red line boundary.

The application had been accompanied by existing and proposed plans.

The consultation exercise had resulted in six written representations having been received objecting to the proposal. The comments were 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 gars 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*

## REGULATORY COMMITTEE

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*harassed and had to move from Cleveland Street by resident of the HMO in Cleveland Street*

Redcar and Cleveland Borough Council (Development Engineers) made the following comments:-

*“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) had no objections.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land) had no objections to the proposal.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance) made the following comments:-

*“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*

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*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.”*

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 nuisance and contaminated land
- The impacts on biodiversity and geological conservation

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

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

*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) required that the building was 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

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Standard sets out the requirements for gross internal area of new dwellings. For a one bed flat the required space required was 37m<sup>2</sup> with a shower rather than bath. The proposed floor area for the revised plans for 8 flats would vary between 34m<sup>2</sup> to 52m<sup>2</sup> for a one bed flat and 56m<sup>2</sup> to 68m<sup>2</sup> for a two bed. Some of the proposed flats would be under the space standards, however on balance they were considered acceptable. The Space Standards were not an adopted policy in this local authority so could not be enforced but served as an example of what could be considered as an acceptable standard of accommodation in accordance with policy H5.

Criterion b required the proposal did not to result in an adverse impact upon local character or residential amenity. Several objections had been received from neighbouring occupiers concerned with the impact of the proposal.

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

Criterion d required that the proposal did not to give rise to conditions prejudicial to highway safety. This matter would also be discussed later in this report.

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

The proposals were 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.

Objections had been received from neighbouring occupiers concerned the area was saturated with similar developments. They had 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 were noted, however the building already had a residential use, albeit of a more temporary nature. Ultimately, when granting planning permission the local authority had no control on who lives in properties. Environmental Protection had no objection to the proposals in terms of nuisance other than restricting construction times due to the relationship with other residential dwellings and had asked for a condition regarding sound proofing. It was therefore considered the impact of

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additional residential dwellings within an existing residential area would not have a sufficiently detrimental impact on neighbouring amenity to warrant refusal of the application.

No additional windows were proposed than existed and as such the impact on privacy and overlooking remained 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.

Neighbouring occupiers had raised concerns about existing parking problems and the number of existing parking permits. The Council's Development Engineer had assessed the application and had no objections to the proposals. The officer stated *'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 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 Council's Environmental Protection team had assessed the proposals. There were 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 had been suggested along with the requirement for sound insulation. Due to the location of the building and neighbouring occupiers it was considered both conditions were necessary and would be included as part of a decision notice should the application be recommended for approval.

The development site was 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, would be expected to contribute towards strategic mitigation measures identified in the Recreation Management Plan. This was to ensure that adverse effects on the site's integrity could be avoided. The Council had dealt with a number of applications where such a contribution had been sought and secured. The monetary value on these sites had been set at £200 per dwelling.

Unfortunately, there was no viability argument that could be put forward to



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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 was considered to be in compliance with policy N4 of the 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. The existing use provided 16 bedrooms and the proposed would provide 8 flats. It was considered the impact of the proposal on nitrate discharge would be unchanged, if not possibly reduced and as such the proposal 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, SD4 and H5 of the Redcar and Cleveland Local Plan.

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

- A Member expressed concern that the development did not comply with the Nationally Described Space Standards;
- A Member expressed concern regarding parking and the inadequate size of the rooms but stated that based on the information within the report he would probably vote for it.

**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:

- Drawing No: 2021.029.PP01. B received by the Local Planning Authority on 22.04.2022

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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

## 9. **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.**

## 10. **APPEAL INFORMATION.**

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

**:-NOTED.**

## 11. **ENFORCEMENT SCHEDULE.**

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

**:-NOTED.**

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12. **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.**

13. **DEEMED PLANNING PERMISSION.**

**R/2022/0273F3 Single Storey Extensions at both sides of existing community centre to form new community hall and library including associated landscaping and pedestrian accesses off Westfield Terrace Loftus Youth and Community Centre, Duncan Place, Loftus.**

Deemed consent 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 received by the Local Planning Authority on 22/03/22  
Proposed Site Block Plan (Dwg No. 15112-EDA-XX-XX-DR-A-1002 Rev P01) received by the Local Planning Authority on 22/03/22  
Proposed Floor Plan (Dwg No. 15112-EDA-XX-XX-DR-A-1210 Rev P05) received by the Local Planning Authority on 22/03/22  
Proposed West and South Elevations (Dwg No. 15112-EDA-XX-XX-DR-A-1225 Rev P02) received by the Local Planning Authority on 22/03/22  
Proposed East and North Elevations (Dwg No. 15112-EDA-XX-XX-DR-A-1226 Rev P02) received by the Local Planning Authority on 22/03/22  
Proposed West Wall Elevations (Dwg No. 15112-EDA-XX-XX-DR-A-1227 Rev P01) received by the Local Planning Authority on 22/03/22  
Proposed Roof Plan (Dwg No. 15112-EDA-XX-XX-DR-A-1212 Rev P02) received by the Local Planning Authority on 22/03/22  
Proposed Section (Dwg No. 15112-EDA-XX-XX-DR-A-1224 Rev P03) received by the Local Planning Authority on 22/03/22  
Proposed Landscape Plan (Dwg No. 15112-EDA-XX-XX-DR-A-1200 Rev P05) received by the Local Planning Authority on 22/03/22

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REASON: To accord with the terms of the planning application.

3. Prior to any development above damp proof course details of the external materials to be used in the carrying out of this permission (including samples) shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

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

4. Notwithstanding the details provided on the submitted plans and elevations, approval of the final details of the design of the fence fronting the parapet on the western elevation shall be obtained from the Local Planning Authority prior to the fence being erected. The fence shall be completed in accordance with those agreed details.

REASON: To safeguard the character of the conservation area as required by Policy HE1 of the adopted Local Plan.

5. Notwithstanding the details provided on the submitted plans and elevations, approval of the final details of the design and location of handrails at the site shall be obtained from the Local Planning Authority prior to them being installed. The development shall be completed in accordance with those agreed details.

REASON: To safeguard the character of the conservation area as required by Policy HE1 of the adopted Local Plan.

6. 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.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in

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writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

Following completion of the development a report must be submitted confirming that unexpected contamination was not encountered during the development

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

## REGULATORY COMMITTEE

A meeting of the Regulatory Committee was held on 7 July 2022 in the Redcar & Cleveland Leisure and Community Heart

**PRESENT** Councillor Smith (Chair),  
Councillors Foley McCormack and Morgan

**OFFICIALS** L Dale and C Stannard

**IN ATTENDANCE** Licensing Authority.  
D Iceton

Representing the Premises  
Mr S Tate  
L Nichols

### 14. **APPLICATION FOR A PREMISE LICENCE OLD NURSERY SITE REAR OF KIRKLEATHAM OLD HALL MUSEUM KIRKLEATHAM.**

The Managing Director presented a report outlining an application for the grant of a premises licence.

The application was submitted in accordance with the Licensing Act 2003 and was for the following licensable activities:

Plays – Monday 10am to 11pm  
Tuesday – Sunday 10am to 11.30pm

Films – Monday to Sunday 10am to 11.30pm

Live Music – Monday to Sunday 10am – 11pm

Recorded Music – Monday to Sunday 9am to midnight

Performance of dance – Monday to Sunday 9am to 11.30pm

Supply of alcohol on the premises – Monday to Sunday 11pm to midnight

However, the hours for both recorded music and performance of dance had subsequently been reduced by the applicant to now commence at 10am.

Representations had been made in respect of the application during the consultation period. The representations had been circulated.

The Managing Director advised that a further two representations had been received after the close of the consultation period.

Conditions had been agreed by the applicant and Cleveland Police and they had been circulated.

One of the conditions agreed with the Police limited the number of events:-

**The premises licence will only be used for a maximum of 40 events per calendar year.**

Conditions had been agreed by the applicant and Environmental Health Team and they had been circulated.

Two objectors were present at the meeting and were given the opportunity to speak.

The applicant was also present at the meeting and given the opportunity to outline their case.

**RESOLVED** that having considered all that it had heard, and having regard to the licensing objectives, statutory guidance issued under Section 182 of the Licensing Act 2003 and the Council's own Licensing Policy the application be granted in the terms requested subject to a further condition that there must a steward positioned to deter visitors taking a route through the village until an event concludes. The Licence is subject to all mandatory and agreed conditions including those agreed with Cleveland Police and the Environmental Protection Team.

## ATTENDANCE RECORD - 2022/23

Surname	First name	26.05.22	23.06.22	dd.mm.yy	dd.mm.yy	dd.mm.yy	dd.mm.yy	dd.mm.yy
Ayre	Billy	✓	✓					
Foley-McCormack	Chris	✓	✓					
Cook	Carrie	Apols	Apols					
Head	Malcom	✓	✓					
Morgan	Carol	Apols 1	✓					
Ovens	Mary	✓	✓					
Hixon	Andrew	✓	✓					
Thomson	Phillip	✓	✓					
Smith	Stuart	✓	✓					
Baldwin	Neil	✓	✓					
Lockwood	Mike	✓	✓					
Brook	Adam	X	Apols3					
Watts	Anne	✓	✓					





# Regulatory Committee

21 July 2022

# Regulatory Committee - Procedures

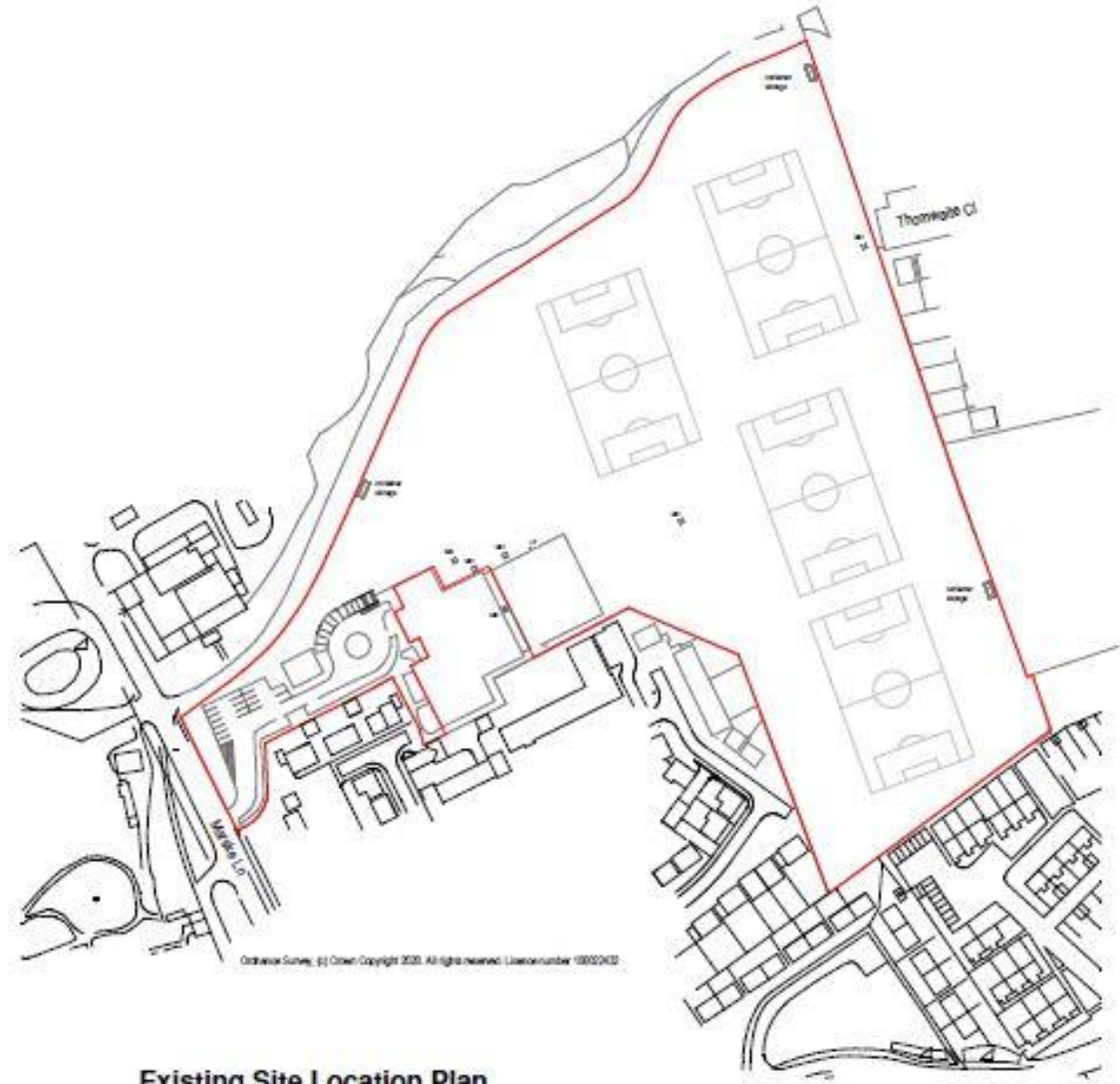
- **Planning officer's report prepared for all applications (pre-circulated):**
  - **summarises views of consultees; any comments received to the public consultation and information received from the applicant;**
  - **considers policy context and other material planning considerations;**
  - **makes a recommendation to the Committee.**
- **Objectors, supporters and applicant (or agent) may address the Committee under the direction of the Chair, those wishing to speak should have registered with officers before the meeting, a time limit of three minutes is allowed for each speaker.**
- **Committee members may then ask questions of clarification through the Chair.**

**Please switch off all mobile phones**

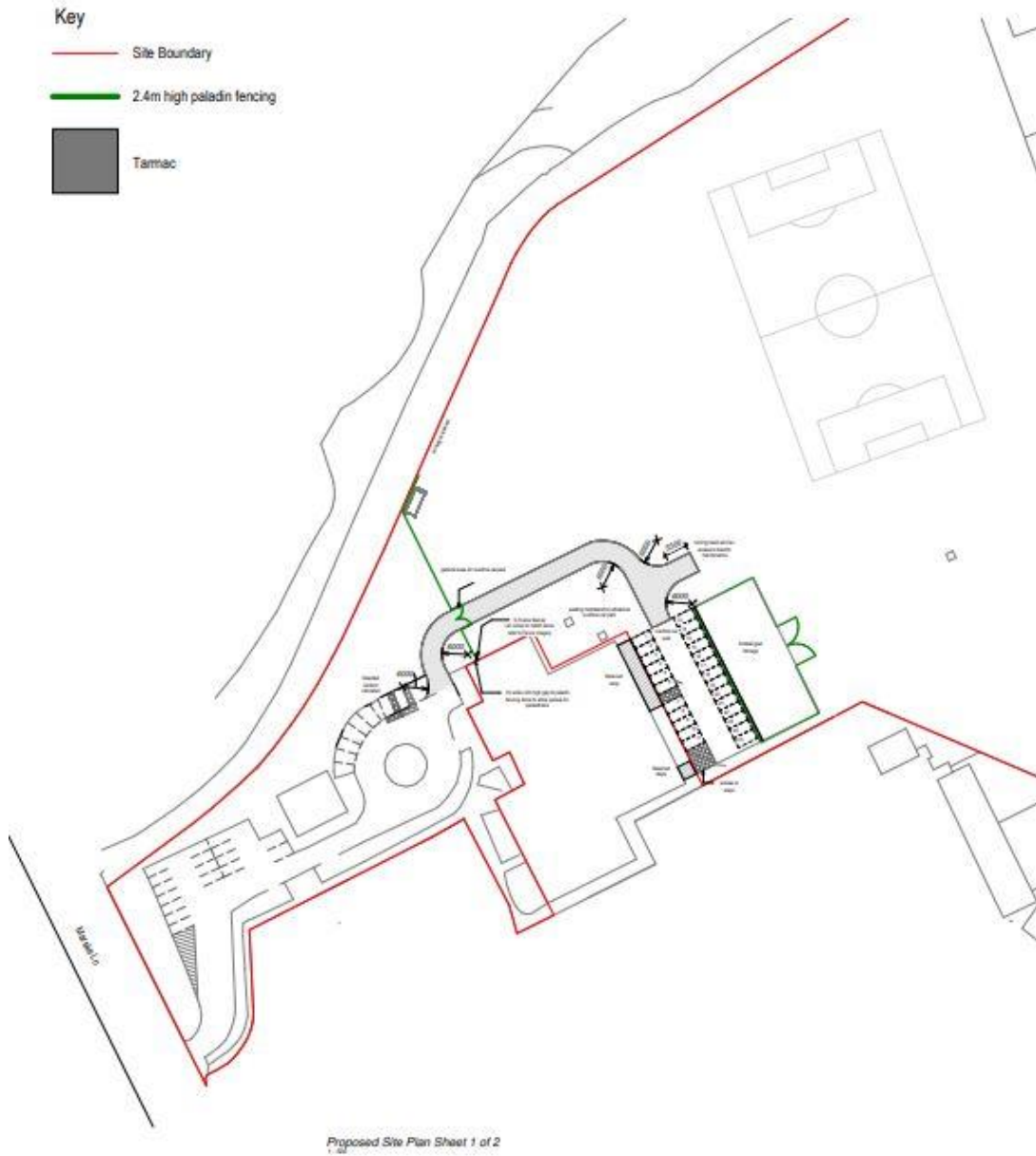
# Regulatory Committee - Procedures

- **Officers may be asked to comment on any further planning matters raised.**
- **Members then debate the application and formulate the motion or motions on which to vote.**
- **In the event of a tie the Chair has a 'casting vote' and this is provided for in the Constitution.**
- **The Chair announces the result of the vote and the Committee moves onto the next application.**

**Please switch off all mobile phones**



**Existing Site Location Plan**  
1 : 1250



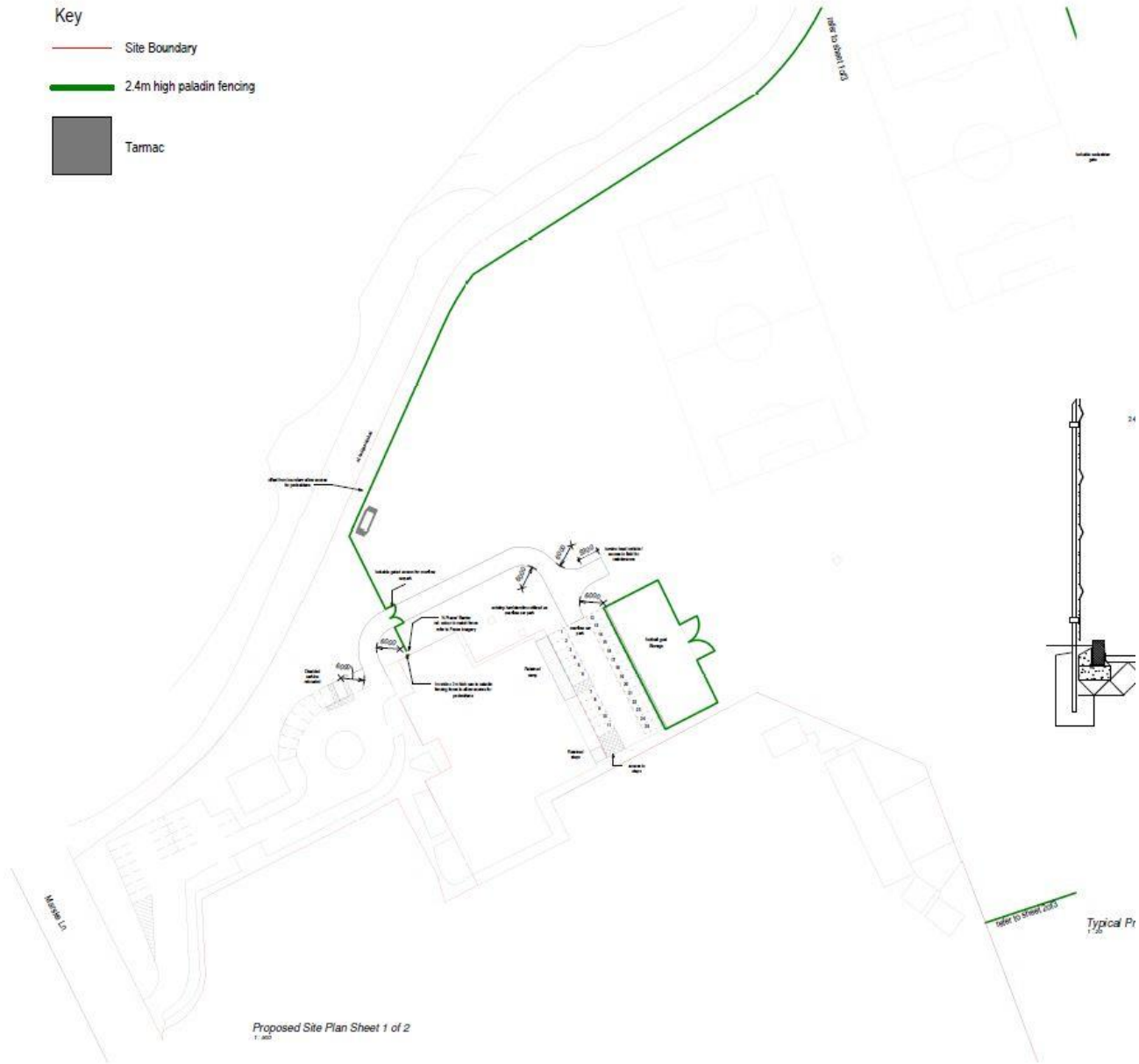
R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Proposed site plan – as originally submitted

Key

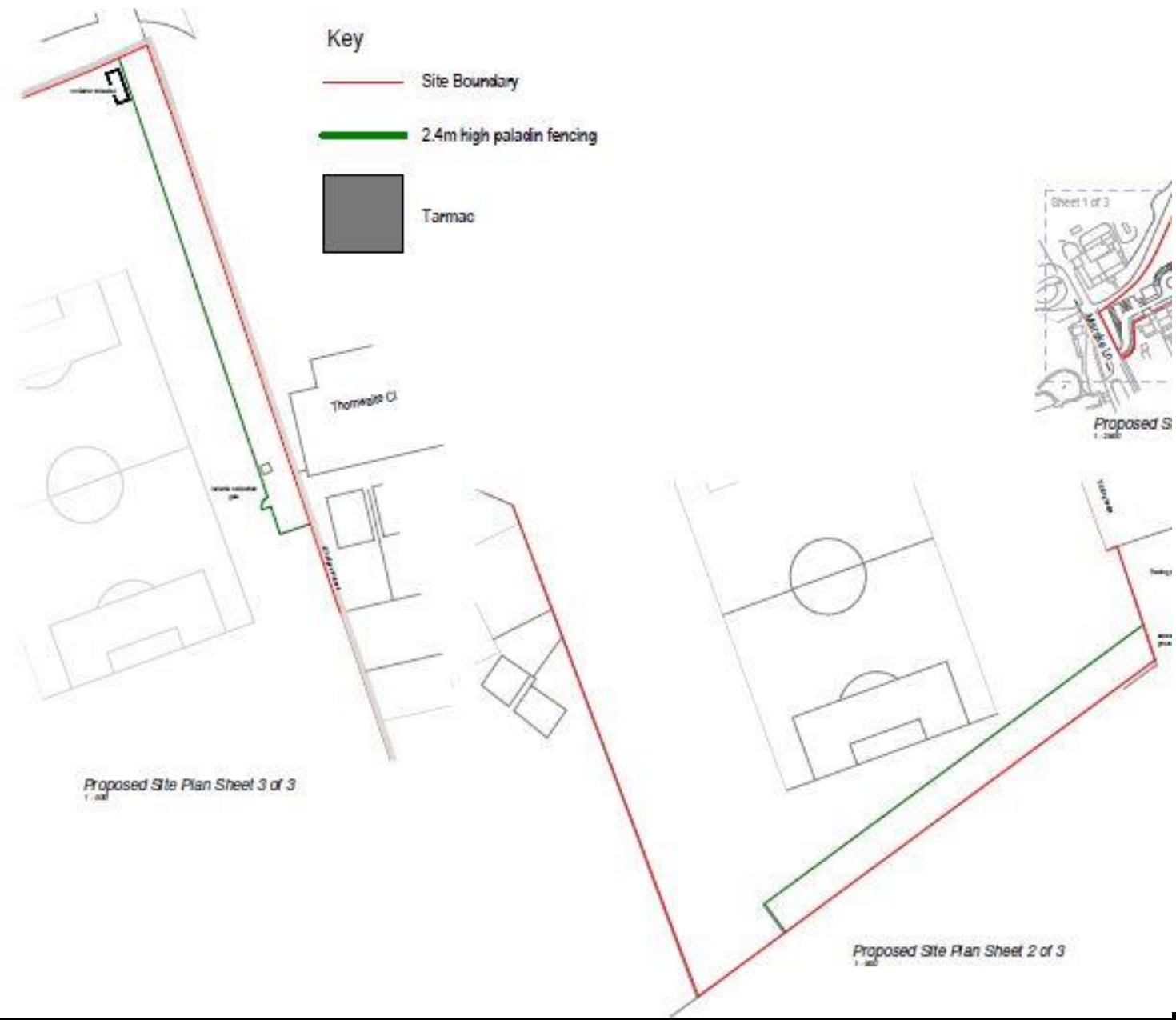
Site Boundary

2.4m high paladin fencing

Tarmac



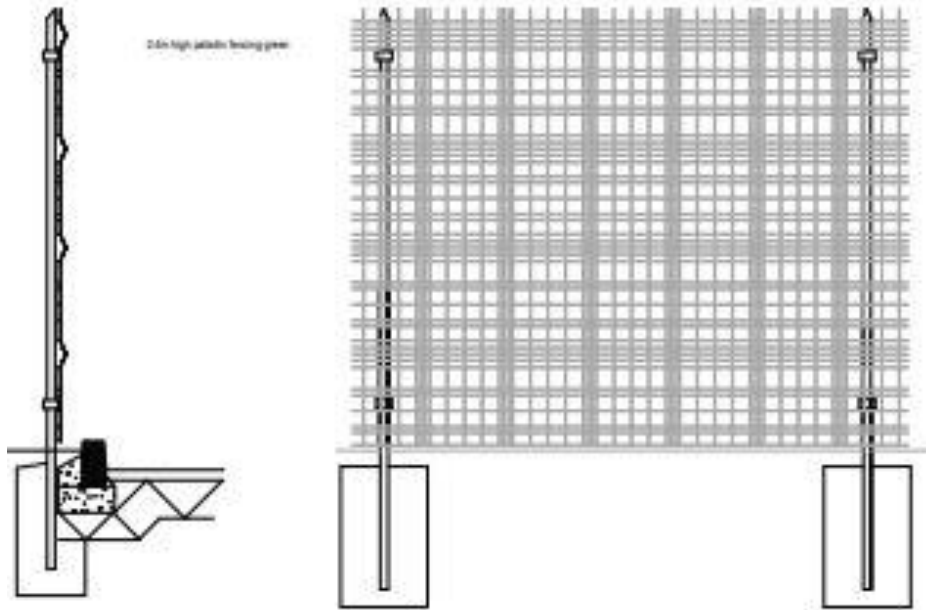
Proposed Site Plan Sheet 1 of 2  
1:500



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
 Proposed site plan – As originally submitted







Typical Proposed Fence Section & Elevations



Typical 'A Frame' Barrier Access

NO.	REVISED	BY	DATE
1			
2			
3			
4			

**Project:**  
 Skelton United Football Club  
 De Brus Site Marske Lane Skelton TS12 2BA

**Client:** Skelton United Football Club

**Drawing Title:**  
 Proposed location plan, site plan & Fence Elevations

Project Number 0001/07	Scale As indicated	Sheet No. 22
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local authority planning submission only



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Photographs



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Photographs



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Photographs



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Photographs



R/2021/0967/CAM – Skelton United Football Club De Brus Site, Marske Mill Lane, Skelton  
Photographs

## Redcar and Cleveland Borough Council

### Planning (Development Management)

APPLICATION NUMBER:	R/2021/0967/CAM
LOCATION:	SKELTON UNITED FOOTBALL CLUB DE BRUS SITE MARSKE LANE SKELTON
PROPOSAL:	PROVISION OF INTERNAL ACCESS ROAD AND OVERFLOW CAR PARK (25 SPACES); FOOTBALL GOAL STORAGE AREA AND INSTALLATION OF 2.4M HIGH PALADIN FENCING

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

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The application referred to above has previously been presented to Regulatory Committee on 26<sup>th</sup> May 2022 with a recommendation to approve.

The committee requested that the football club to enter into conversation with the Friends of the Wildlife pond to discuss how access can be maintained to the wildlife pond without residents having to walk round the estate. Potential options to provide this included; more openings in the fence or moving the fence in more to create access round all edges. Member were also concerned that the proposal would restrict access for wheelchair users and pushchairs as the A frames are not wide enough to allow access.

The applicant and their agent sought to address the request from members and as a result submitted amended plans on 13<sup>th</sup> June 2022 which were subject to public consultation. The changes propose through the amended plans can be summarised as follows:

- The lockable pedestrian gate in the fence on the east side of the site has been replaced with an A Frame Barrier
- The fence to the west and north has now been offset from the boundary of the site to allow pedestrian access from east to west and vice versa.
- The fence to the south of the site is now proposed to be set off the boundary of the residential properties adjacent to the site on Ennerdale Crescent by between 25m and 55m.
- The fence to the south of the site is also to include an A Frame Barrier

As a result of the consultation process on the amended plans nine representations have been received raising the following comments:

- Access to the site from Thornthwaite, Ennerdale Crescent and De Bruce will help everyone
- A lower fence would look better for neighbouring residents

- Plans now allow for access round perimeter of site without the need to walk on main roads
- Concern about location of car park and storage area next to existing residential houses
- Properties more exposed now to extra foot fall and noise
- Drawings are poor quality and hard to consider impact of development
- Level of fencing is excessive destroying natural beauty of area
- Impact on house prices
- Less fencing with added pedestrian access points would be better solution
- Query as to when the work may take place
- Fence has potential to impact on light of neighbouring properties
- Development has potential to be in conflict with terms of the lease of the land
- RCBC are landowners and then not impartial in decision making
- Applicants and lease holder are different names can they make the application?
- Development prevents general public making use of the land
- Level of development is excessive
- Wider benefit of the site needs to be taken into consideration
- Loss of open space used by whole community

The applicant has taken the comments from the committee into consideration in amending the plans and has provided A Frame Barrier access at the east, south and west, therefore providing a level of access to the public to the open space. The fence to the north has also been moved off the boundary allowing access from the west to the east, as well as the pond to the northeast of the site.

Taking the above into consideration the recommendation remains that the application be approved subject to an updated approved plans condition and the remaining conditions set out in the report presented to committee on 26<sup>th</sup> May 2022.

Updated approved condition;

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan received by the Local Planning Authority on 29/11/21  
 Proposed Location and Site Plan (Dwg No. 03) received by the Local Planning Authority on 13/06/22  
 Proposed Location Plan Site Plan and Fence Details (Dwg No. 02) received by the Local Planning Authority on 13/06/22

REASON: To accord with the terms of the planning application.

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## **APPLICATION SITE AND DESCRIPTION**

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

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

The application has been accompanied by a site location plan, site plan (including elevations of the proposed fence).

## **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  
LS3 Rural Communities Spatial Strategy  
N3 Open Space Requirements

## **OTHER POLICY DOCUMENTS**

None

## **PLANNING HISTORY**

No relevant history relating to the site and the proposed development

## RESULTS OF CONSULTATION AND PUBLICITY

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

As a result of the consultation the following representations have been received;

40 representations **objecting** to the application;

- Fences will block pedestrian access across the site
- Fences will block access to the pond adjacent to site
- Need for green spaces
- Field belongs 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
- Will look unsightly
- Field provides safe route for children going to visit friends avoiding main roads
- Pedestrians need access to the field at any time
- Where will children play if it is fenced off
- CCTV could be installed to prevent antisocial behaviour at the site
- Will the gates be locked
- A Frame will prevent motorised vehicles
- No A frame proposed from Thornthwaite Close and Ennerdale Crescent entrances
- Fence is too big/high
- Will look like a prison cap fence
- Will decrease value of properties in area
- Losing field would half what pen space there is in Skelton
- How much is the fence and who is paying
- Why not segregate the field and leave some open to local residents
- Development will impact many who live on western end of Skelton
- Application removes peoples choice of movement
- Increase in car parking is a positive
- Should there be a public right of way across the site
- Application is 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
- Field should be open to all
- Rat problems in the area
- Does the proposal accord with the clubs licence agreement

- Applicants not local to Skelton so their take on community benefit may be different
- Not just footballers that use 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 lose this would be detrimental to area
- Proposal seems disproportionately one sided and exclusionary harming local community

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

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

### **Ward Members**

Councillor Foggo has 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.*

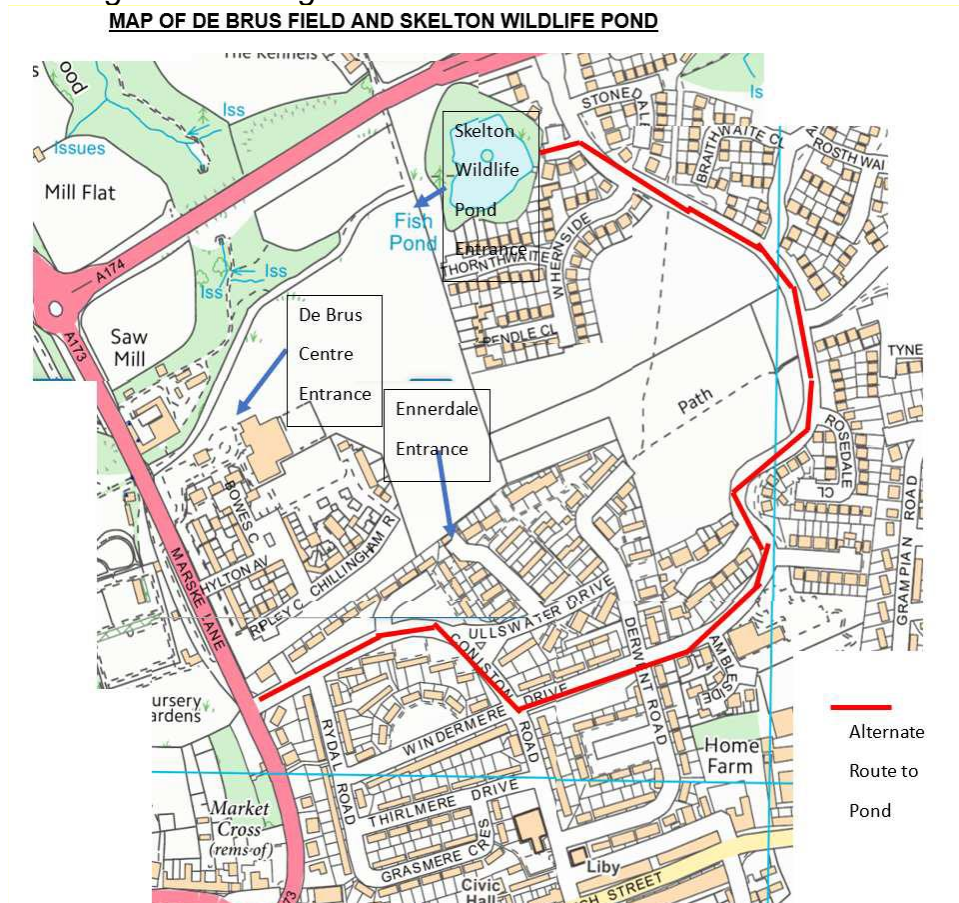
*This field is leased to Skelton United by the Council and in the lease it states "Permitted Use: for the playing of Association Football and for use by the general public as a public park". To complete the full procedure to allow the building of the fence then the Landlord i.e. the Council, would have 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.

**MAP OF DE BRUS FIELD AND SKELTON WILDLIFE POND**



### **Cleveland Police ALO**

*I recommend applicant contact me for any advice, guidance I can offer on the proposals to assist in designing out opportunities for crime and disorder to occur. This can include fence specification and lighting details.*

### **Sport England**

*It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.*

*Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy, which states:*

*'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:*

- all or any part of a playing field, or*
- land which has been used as a playing field and remains undeveloped, or*
- land allocated for use as a playing field*

*unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'* Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-forsport#playing_fields_policy)

*Having assessed the application, Sport England is satisfied that the proposed development meets 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 does 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, cannot 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)**

*No objections on highway grounds; the new access arrangement will serve the overflow car park and will have no adverse effect on the adopted highway network.*

### **Redcar and Cleveland Borough Council (Local Lead Flood Authority)**

*The applicant has indicated on the application form that it is proposed to discharge surface water to the main sewer. As such, no information relating to surface water and no connections identified. The LLFA would therefore request a condition as follows;*

*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.*

*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)**

*No objection. 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. The proposal is therefore considered to comply with policies HE1 & HE2 of the adopted Local Plan.*

### **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 drainage
- The impacts on heritage assets

#### **The principle of development**

The application site falls 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 are located within development limits. These elements of the scheme are 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 does however provide exceptions to where development outside development limits will be permitted. The exceptional criteria of policy SD3 are as follows;

- a. an appropriate diversification or expansion of an existing agricultural or forestry activity;*
- b. a recreation or tourism proposal requiring a countryside location;*
- c. facilities essential to social and community needs;*

- d. housing essential for farming, forestry or the operation of a rural based enterprise;*
- e. housing meeting the rural exceptions policy, as set out in Policy H4:*
- f. isolated single dwellings that are of exceptional quality and incorporate innovative design features, reflecting the highest standards in architecture and sustainability;*
- g. a suitably scaled extension to an existing building;*
- h. development required to ensure the conservation and, where appropriate, enhancement of assets of historical significance;*
- i. other development requiring a countryside location due to technical or operational reasons; and*
- j. redevelopment of previously developed land, provided that the site is not of high environmental value and is, or can, be made accessible by sustainable modes of transport.*

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

The Local Plan seeks to safeguard the loss of public open space through Policy N3 (Open Space Requirements). The policy states amongst other things that ....

*...the redevelopment of primary or secondary open space, as shown on the Policies Map, and any other amenity open space or sport and recreational land and buildings, including playing fields, will only be allowed where:*

- a. there is a proven excess of such provision and the proposed loss will not result in a current or likely shortfall in the plan period; or*
- b. recreational facilities within the site will be enhanced by the proposed development; or*
- c. the community would gain greater or equivalent benefit from the provision of alternative open space, sport or recreational facilities within the local area; and*
- d. in all cases, the loss would not harm the character and appearance of the surrounding area.*

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

It is accepted that once enclosed by fencing the land will 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 is now. As the application does 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 is not considered to result in a loss of open space, however the fencing of the site is considered to enhance the security of the site and has 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 has been considered by Sport England due the development relating to existing playing pitches. Sport England are consulted on applications where the proposal has the potential to prejudice the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years. Sport England have considered the information supporting the application and have 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 is accepted that Sport England do 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 is one that is 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 impacts on the character and appearance of the area**

The proposed fencing is a functional structure, the type, and height of which is not uncommon in or around sports or recreational areas. The proposed fence is to be a paladin fence, 2.4m in height and includes a pedestrian gate to the east, with a highway gate and 'A Frame' barrier to the west.

The colour of fencing can be controlled by planning condition.

It is considered the proposed siting, scale, height, and design of the fencing is acceptable in this location and will 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 impacts on neighbour amenity**



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

The proposed additional car parking and football goal storage areas are 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 are proposed has historically been used as an area for outdoor play and more recently or 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, are not considered to have an adverse impact on neighbour amenity or privacy.

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

The proposed fence to the east of the site is to be situated from the side of 19 Thornthwaite Close and is to run north for a distance of approximately 95m to adjoin the existing shrub/vegetation. It is 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 is 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 impacts on highways safety**

The application has been considered by the Council's development engineers. The site is proposed to be continued to be served from the existing entrance off Marske Lane which is not considered to have any adverse impact on the local highway network.

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

Redcar and Cleveland Borough Council Development Engineers have no objection to the proposal on highways grounds. The application raises 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 impacts on drainage**

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

Subject to the proposed condition, the proposed development is 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 impacts on heritage assets**

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

The advice from the conservation advisor is:

*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 is considered to comply with policies HE1 & HE2 of the Redcar and Cleveland Local Plan.

## **Other Matters**

Landownership issues and licence agreements are not material planning issues and cannot be considered as part of this application. Should such matters apply in this instance, they are covered by legislation other than planning legislation, and are required to be discharged. The granting of planning permission would not override such matters.

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

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 outside the catchment for nitrate neutrality and the proposed development is outside of scope for requiring additional information / assessment.

## **CONCLUSION**

For the reasons outlined above the proposal is considered acceptable. The application is 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

## **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:

Location Plan received by the Local Planning Authority on 29/11/21  
Proposed Location and Site Plan (Dwg No. 03) received by the Local Planning Authority on 29/11/21  
Proposed Location Plan Site Plan and Fence Details (Dwg No. 02) received by the Local Planning Authority on 09/12/21

REASON: To accord with the terms of the planning application.

3. Details of the materials/colours of the fencing hereby approved be submitted to and approved in writing by the Local Planning Authority prior to the installation of the fence on site. The development shall be

completed in accordance with the approved details and retained and maintained as such.

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

4. Development of the proposed car park and access road 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.

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

### **STATEMENT OF COOPERATIVE WORKING**

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.

**AGENDA ITEM 7**

Application Number	Site address	Proposal	Decision date	Decision
R/2022/0032/FF	21 TAUNTON VALE GUISBOROUGH TS14 7NB	SINGLE STOREY EXTENSION AT REAR WITH FLAT ROOF WITH PARAPET; RENDER FINISH AND BI FOLD DOORS (PART RETROSPECTIVE)	14/06/2022	GRANT PLANNING PERMISSION
R/2022/0365/FF	12 THWENG WAY GUISBOROUGH TS14 8BW	REPLACEMENT ATTACHED GARAGE	14/06/2022	GRANT PLANNING PERMISSION
R/2022/0369/FF	VACANT OFFICES JUNCTION OF SOTHERBY ROAD AND SKIPPERS LANE SKIPPERS LANE INDUSTRIAL ESTATE SOUTH BANK TS6 6LR	CHANGE OF USE FOR REAR YARD FROM CLASS B8 (BUILDERS MERCHANTS YARD) TO WASTE RECYCLING CENTRE (SUI GENERIS)	14/06/2022	GRANT PLANNING PERMISSION
R/2022/0366/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITIONS 12 (DRAINAGE), 13 (FOUL AND SURFACE WATER) AND 32 (LEVELS) OF PLANNING PERMISSION R/2020/0357/OOM	14/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0382/TR	7 KEW RISE NORMANBY MIDDLESBROUGH TS6 0SA	CROWN LIFTING OF 1 OAK TREE AND 1 ASH TREE; REMOVAL OF TOP HALF OF DISEASED CROWN OF 1 ALDER TREE AND REMOVAL OF 1 FALLEN TREE	14/06/2022	GRANT CONSENT FOR TREE WORKS
R/2022/0411/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIALLY DISCHARGE CONDITION 18 (NOISE) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM	14/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0475/NM	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	NON MATERIAL AMENDMENT OF CONDITION 3 OF PLANNING PERMISSION R/2020/0357/OOM TO SUBSTITUTE APPROVED PARAMETER PLAN AND INCREASE MAXIMUM DEVELOPMENT HEIGHT FROM 46M TO 50M AND REDUCE MAXIMUM FLOORSPACE FROM 418,000SQM TO 397,623SQM	14/06/2022	NON MATERIAL AMENDMENT APPROVE

R/2022/0507/LAC	NAVIGATOR TERMINALS SEAL SANDS SEAL SANDS ROAD SEAL SANDS	HAZARDOUS SUBSTANCE CONSENT TO VARY THE EXISTING CONSENT TO INCREASE TO 35000 TONNES FOR THE STORAGE OF LPG IN MOUNDED BULLET STORAGE TANKS (APPLICATION REFERENCE NUMBER 22/1242/HAZ)	14/06/2022	Response Sent
R/2022/0256/CD	DWELLINGS AND LAND AT CAERNARVON CLOSE, SOMERSET ROAD, CHEDDAR CLOSE, AVONDALE CLOSE, MONMOUTH ROAD, ABERDARE ROAD, BRIDGEND CLOSE, GRANGETOWN	DISCHARGE OF CONDITION 8 (CEMP) ON PLANNING PERMISSION R/2019/0403/FFM FOR DEMOLITION OF 19 DWELLINGHOUSES; HYBRID APPLICATION FOR FULL PLANNING PERMISSION FOR REFURBISHMENT OF 289 DWELLINGHOUSES AND ALTERATIONS TO EXISTING ROAD INFRASTRUCTURE TO ALLOW FOR NEW PARKING AND OPEN SPACES; OUTLINE APPLICATION FOR FUTURE RESIDENTIAL DEVELOPMENT FOR 32 DWELLINGHOUSES	14/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0376/FF	20 SNOWDON CRESCENT REDCAR TS10 4AQ	FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE	15/06/2022	GRANT PLANNING PERMISSION
R/2021/0781/CA	REAR OF 125 HIGH STREET AND ST MARKS CLOSE MARSKE BY THE SEA REDCAR TS11 6JX	DEMOLITION OF EXISTING GARAGE BUILDINGS AND REPLACE WITH DETACHED TWO STOREY BUILDING COMPRISING OF 5 ONE BEDROOMED RESIDENTIAL APARTMENTS WITH 3 JULIETTE BALCONIES AT FRONT AND 2 SINGLE GARAGES WITH ASSOCIATED CAR PARKING	15/06/2022	WITHDRAWN
R/2022/0377/FF	6 WARSETT CRESCENT SKELTON-IN-CLEVELAND SALT BURN BY THE SEA TS12 2AH	DEMOLITION OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY EXTENSION AT REAR	15/06/2022	GRANT PLANNING PERMISSION
R/2022/0288/RT	PREMIER 1 ENNIS SQUARE REDCAR TS10 5JZ	INSTALLATION OF AN ATM IN FRONT ELEVATION (RETROSPECTIVE)	15/06/2022	GRANT PLANNING PERMISSION
R/2022/0255/LB	13B MARINE PARADE SALT BURN BY THE SEA TS12 1DP	LISTED BUILDING CONSENT FOR REPLACEMENT ROOF TO FRONT AND REAR	15/06/2022	GRANT LISTED BUILDING CONSENT
R/2022/0421/HN	41 DURHAM ROAD REDCAR TS10 3SA	SINGLE STOREY EXTENSION AT REAR EXTENDING 4.00 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 3.00 METRES; HEIGHT TO EAVES 3.00 METRES	15/06/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2022/0396/TR	BAYSDALE COTTAGE GUISBOROUGH TS14 8HE	FELL 6 PINE TREES (T2, T4, T5, T6, T7 & T8) AND 2 BEECH TREES (T9 & T10)(L/TPO/49)	16/06/2022	GRANT CONSENT FOR TREE WORKS
R/2022/0383/FF	2 ROTHESAY GROVE NUNTHORPE TS7 0LL	SINGLE STOREY EXTENSION AT REAR (AMENDED SCHEME). INSTALLATION OF GREY CLADDING TO REAR ELEVATION AND REPLACEMENT WINDOWS	16/06/2022	GRANT PLANNING PERMISSION

R/2022/0355/FFM	LAND AT SOUTH BANK OFF TEES DOCK ROAD SOUTH BANK	ERECTION OF INDUSTRIAL FACILITY (USE CLASS B2/B8), ASSOCIATED STRUCTURES, HARDSTANDING AND LANDSCAPING WORKS	16/06/2022	GRANT PLANNING PERMISSION
R/2022/0343/ESM	LAND AT SOUTH BANK OFF TEES DOCK ROAD SOUTH BANK	APPLICATION FOR THE APPROVAL OF RESERVED MATTERS, NAMELY APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF A CLASS B2 MANUFACTURING UNIT WITH ANCILLARY OFFICES, PARKING, SERVICING, AND LANDSCAPING FOLLOWING APPROVAL OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM	16/06/2022	GRANT PLANNING PERMISSION
R/2022/0345/VC	WOODCROSS GATE PHASE 2 LAND OFF FLATTS LANE NORMANBY	VARIATION OF CONDITION 1 OF RESERVED MATTERS PLANNING PERMISSION R/2019/0443/RM TO SUBSTITUTE APPROVED SITE PLAN WITH NEW SITE PLANS AND BOUNDARY TREATMENT PLAN	17/06/2022	GRANT PLANNING PERMISSION
R/2022/0241/VC	WOODCROSS GATE PHASE 2 LAND OFF FLATTS LANE NORMANBY	VARIATION OF CONDITION 2 OF PLANNING PERMISSION R/2021/0071/FF FOR SUBSTITUTION OF SPECIFIC DRAWINGS	17/06/2022	GRANT PLANNING PERMISSION
R/2022/0391/FF	35 MARSHALL DRIVE BROTTON SALTBURN BY THE SEA TS12 2RE	SINGLE STOREY REAR EXTENSION	17/06/2022	GRANT PLANNING PERMISSION
R/2022/0395/AD	LAND AT LOW GRANGE FARM SOUTH BANK	DISPLAY OF 3 NON ILLUMINATED HOARDING SIGNS & 7 FLAG POLE SIGNS	17/06/2022	APPROVE ADVERT CONSENT
R/2022/0371/CA	LAND OPPOSITE 19 WILTON VILLAGE ROAD WILTON VILLAGE REDCAR TS10 4QX	SINGLE DETACHED GARAGE	20/06/2022	WITHDRAWN
R/2022/0380/FF	29 MOSSDALE GROVE GUISBOROUGH TS14 8JB	PART DEMOLITION OF EXISTING BUNGALOW AND GARAGE TO FORM TWO STOREY DWELLINGHOUSE COMPRISING OF EXTERNAL ALTERATIONS; TWO STOREY EXTENSION/GARAGE AT SIDE, SINGLE STOREY EXTENSION AT REAR, DORMER EXTENSIONS AT FRONT AND REAR INCLUDING RAISING HEIGHT OF ROOF RIDGE; RENDERING TO ALL ELEVATIONS AND DETACHED GARDEN ROOM AT REAR	20/06/2022	GRANT PLANNING PERMISSION
R/2022/0386/FF	31 PREMIER ROAD ORMESBY MIDDLESBROUGH TS7 9BA	DORMER EXTENSIONS AT FRONT AND REAR	20/06/2022	GRANT PLANNING PERMISSION

R/2022/0496/PN	LAND NORTH OF LIVERTON MILL MOORHOLM LANE MOORSHOLM TS12 3JW	INSTALLATION OF FIXED LINE BROADBAND APPARATUS - 1 x 8M WOODEN POLE AND 1 x 10M WOODEN POLE (YOUR REFERENCE: NE9VLU89)	20/06/2022	PN Permission Not Required
R/2022/0392/CD	FORMER ROYAL HOTEL WHITBY ROAD LOFTUS SALTBURN BY THE SEA TS13 4LQ	DISCHARGE OF CONDITIONS 5 (CEMP), 6 (LEVELS), 7 (DRAINAGE) & 8 (CONTAMINATION) OF PLANNING PERMISSION R/2021/0821/FFM FOR DEMOLITION OF VACANT PUBLIC HOUSE AND REPLACE WITH 2 RESIDENTIAL APARTMENT BLOCKS COMPRISING 16 SUPPORTED LIVING APARTMENTS WITH ANCILLARY STAFF AREA AND ASSOCIATED CAR PARKING	20/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0023/LB	IVY BROOK COTTAGE LIVERTON ROAD LIVERTON TS13 4TB	LISTED BUILDING CONSENT FOR RETENTION OF ANTENNA FOR WIFI AND WORKING FROM HOME PURPOSES	21/06/2022	GRANT LISTED BUILDING CONSENT
R/2022/0425/PNC	COMBE BANK FARM MARGROVE ROAD BOOSBECK SALTBURN BY THE SEA TS12 3BP	PRIOR APPROVAL FOR CHANGE OF USE OF EXISTING AGRICULTURAL BUILDINGS INTO 3 RESIDENTIAL DWELLINGS (CLASS C3) AND ASSOCIATED OPERATIONAL DEVELOPMENT	21/06/2022	WITHDRAWN
R/2022/0452/PNA	FIELD EAST OF PARK HOUSE FARM LANE LIVERTON	PRIOR NOTIFICATION FOR EXTENSION OF EXISTING AGRICULTURAL BUILDING	22/06/2022	Prior Notification - refused
R/2022/0402/CD	THE YORK POTASH PROJECT - (DOVES NEST NOW KNOWN AS WOODSMITH)	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 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), & 30 (GROUNDWATER MANAGEMENT SCHEME) OF PLANNING PERMISSION R/2014/0627/FFM (PHASE 8A)	22/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0401/CD	THE YORK POTASH PROJECT LAND AT WILTON INTERNATIONAL COMPLEX REDCAR	PARTIAL DISCHARGE OF CONDITIONS 3 (CONTRACTOR CAR PARK). 4 (CTMP). 5 (CTMP). 6 (LANDSCAPING). 10 (PHASING), 11 (CEMP), 13 (ASBESTOS), 14 (CONTAMINATION), 16 (WSI), 17 (MATERIALS), 18 (SURFACE WATER), 20 (LIGHTING), 22 (VEGETATION), 23 (HYDROGEOLOGICAL), 24 (GROUND AND SURFACE WATER) & 25 (REMEDIAL ACTION PLAN) OF PLANNING PERMISSION R/2018/0139/VC FOR VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION R/2014/0626/FFM	22/06/2022	CONDITION DISCHARGE GRANTED



R/2022/0050/FFM	STEEL HOUSE TRUNK ROAD REDCAR TS10 5QW	ALTERATIONS TO EXISTING OFFICE BUILDING, CAR PARKING AND LANDSCAPING	22/06/2022	GRANT PLANNING PERMISSION
R/2022/0276/FFM	FORMER SKELTON HEALTH CENTRE BYLAND ROAD SKELTON-IN-CLEVELAND SALTBURN BY THE SEA TS12 2NN	CHANGE OF USE AND CONVERSION OF A VACANT HEALTH CENTRE TO 10 SINGLE PERSON SELF CONTAINED APARTMENTS (CLASS C3) FOR RESIDENTS WITH CARE AND SUPPORT NEEDS. WORKS TO INCLUDE INTERNAL AND EXTERNAL ALTERATIONS; BOUNDARY IMPROVEMENT WORKS; HARD AND SOFT LANDSCAPING INCLUDING PRIVATE GARDEN AREA WITH BOUNDARY FENCE (1.8M HIGH) AND ADDITION OF SOLAR PANELS TO ROOF	22/06/2022	GRANT PLANNING PERMISSION
R/2022/0412/FF	84 PREMIER ROAD ORMESBY MIDDLESBROUGH TS7 9AZ	SINGLE STOREY EXTENSION AT FRONT INCLUDING RENDERING TO FRONT ELEVATION	22/06/2022	GRANT PLANNING PERMISSION
R/2022/0413/CD	THE SIDINGS HUTTON VILLAGE ROAD GUISBOROUGH TS14 8EQ	DISCHARGE OF CONDITION 3 (REPLANTING) OF TREE WORKS PERMISSION R/2021/0851/TR FOR FELLING OF 1 SILVER BIRCH TREE	22/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0178/CA	38 MARSKE MILL LANE SALTBURN BY THE SEA TS12 1HR	REMOVAL OF EXISTING REAR STAIRCASE AND WINDOWS AND REPLACE WITH BRICKWORK, NEW WINDOWS AND PATIO DOORS; REPLACEMENT CONSERVATORY REAR WINDOWS; REMOVAL OF EXISTING REAR CHIMNEY; BRICKING UP EXISTING SIDE ACCESS DOOR; INSTALLATION OF FLUE AND FIRST FLOOR WINDOW AT SIDE AND INSTALLATION OF FLUE IN EXISTING GARAGE	22/06/2022	GRANT PLANNING PERMISSION
R/2022/0435/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITION 6 (HABITAT REGULATIONS ASSESSMENT) OF OUTLINE PLANNING PERMISSION R/2020/0357/OOM FOR 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	22/06/2022	CONDITION DISCHARGE GRANTED

R/2022/0273/F3	LOFTUS YOUTH AND COMMUNITY CENTRE DUNCAN PLACE LOFTUS SALTBURN BY THE SEA TS13 4PR	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	23/06/2022	GRANT DEEMED CONSENT
R/2022/0389/FF	TUDOR LODGE BED AND BREAKFAST 7 TURNER STREET AND 2 CLEVELAND STREET REDCAR TS10 1AY	CHANGE OF USE AND CONVERSION OF EXISTING BED AND BREAKFAST ACCOMMODATION (16 BEDROOMS) (CLASS C1) INTO 8 SELF CONTAINED APARTMENTS (CLASS C3) (AMENDED SCHEME)	23/06/2022	GRANT PLANNING PERMISSION
R/2022/0333/LB	IVY BROOK COTTAGE LIVERTON ROAD LIVERTON SALTBURN BY THE SEA TS13 4TB	LISTED BUILDING CONSENT FOR INSTALLATION OF EXTERNAL FLUE ON EASTERN ELEVATION, NEW CONSERVATION STYLE ROOFLIGHTS TO NORTHERN AND SOUTHERN ROOF SLOPES, NEW OPENING IN NORTHERN ELEVATION; NEW OPENING IN WESTERN ELEVATION AND ALTERATIONS TO 3 EXISTING OPENINGS IN NORTHERN AND SOUTHERN ELEVATIONS AND REPLACE ALL EXISTING WINDOWS WITH NEW TIMBER DOUBLE GLAZED UNITS TO MATCH EXISTING	24/06/2022	GRANT LISTED BUILDING CONSENT
R/2022/0415/FF	BARN CONVERSION KATERIDDEN STANGHOW ROAD STANGHOW SALTBURN BY THE SEA TS12 3LG	SINGLE STOREY EXTENSIONS AT FRONT AND REAR	24/06/2022	GRANT PLANNING PERMISSION
R/2022/0409/FF	3 HAREWOOD WAY REDCAR TS10 2LP	TWO STOREY EXTENSION AT SIDE, DORMER EXTENSION AND ALTERATIONS TO PORCH AT FRONT AND TWO STOREY EXTENSION AT REAR	24/06/2022	GRANT PLANNING PERMISSION
R/2022/0332/CA	IVY BROOK COTTAGE LIVERTON ROAD LIVERTON SALTBURN BY THE SEA TS13 4TB	INSTALLATION OF EXTERNAL FLUE ON EASTERN ELEVATION, NEW CONSERVATION STYLE ROOFLIGHTS TO NORTHERN AND SOUTHERN ROOF SLOPES, NEW OPENING IN NORTHERN ELEVATION; AND ALTERATIONS TO 7 EXISTING OPENINGS IN NORTHERN AND SOUTHERN ELEVATIONS AND REPLACE ALL EXISTING WINDOWS WITH NEW TIMBER DOUBLE GLAZED UNITS TO MATCH EXISTING	24/06/2022	GRANT PLANNING PERMISSION

R/2022/0096/CD	LAND AT SOUTH BANK TEES DOCK ROAD GRANGETOWN REDCAR AND CLEVELAND LACKENBY	DISCHARGE OF CONDITION 16 ON PLANNING APPROVAL FOR THE DEMOLITION OF EXISTING STRUCTURES ON SITE AND THE DEVELOPMENT OF UP TO 418,000 SQM (GROSS) OF GENERAL INDUSTRY (USE CLASS B2) AND STORAGE AND 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.	28/06/2022	CONDITION DISCHARGE GRANTED
R/2021/1086/FF	LAND TO REAR OF 44 WESTFIELD AVENUE REDCAR TS10 1HG	DEMOLITION OF EXISTING GARAGES; ERECTION OF 1NO DETACHED DWELLING AND 2NO SEMI DETACHED DWELLINGS	29/06/2022	REFUSE PLANNING PERMISSION
R/2022/0253/CA	46 MARSKE MILL LANE SALTBURN BY THE SEA TS12 1HR	DETACHED DWELLING WITH ASSOCIATED LANDSCAPING	29/06/2022	GRANT PLANNING PERMISSION
R/2022/0458/TC	THE BOTHY SKELTON CASTLE MARSKE LANE SKELTON-IN-CLEVELAND TS12 2HA	FELL AND REMOVE 1 SYCAMORE TREE (T1) AND 1 ASH TREE (T2)	29/06/2022	NO OBJECTIONS
R/2022/0201/CL	24 THE CHINE SALTBURN BY THE SEA TS12 1QL	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DORMER EXTENSIONS TO SIDE AND REAR	29/06/2022	GRANT CERTIFICATE OF LAWFULNESS
R/2021/1080/CA	TICKHILL FARM HOUSE TICKHILL FARM MOORSHOLM LANE LIVERTON SALTBURN BY THE SEA TS13 4TB	CHANGE OF USE AND CONVERSION OF EXISTING AGRICULTURAL BARN INTO 1 RESIDENTIAL UNIT INCLUDING EXTERNAL ALTERATIONS; INSTALLATION OF 1 AIR SOURCE HEAT PUMP WITH STONE WALL ENCLOSURE AT SIDE; TIMBER FENCE AND GATE (1 METRE HIGH)	29/06/2022	GRANT PLANNING PERMISSION
R/2021/1091/LB	TICKHILL FARM HOUSE TICKHILL FARM MOORSHOLM LANE LIVERTON SALTBURN BY THE SEA TS13 4TB	LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING AGRICULTURAL BARN TO FORM 1 RESIDENTIAL UNIT AND INSTALLATION OF 1 AIR SOURCE HEAT PUMP WITH STONE WALL ENCLOSURE AT SIDE	29/06/2022	GRANT LISTED BUILDING CONSENT
R/2022/0461/TC	52 CHURCH LANE ORMESBY MIDDLESBROUGH TS7 9AU	FELLING OF 8 CONIFERS AT FRONT	29/06/2022	NO OBJECTIONS

R/2022/0443/CD	16 UPLEATHAM REDCAR TS11 8AG	DISCHARGE OF CONDITION 4 (BALUSTRADE AND GLAZING DETAILS) OF LISTED BUILDING CONSENT R/2021/0869/LB FOR PARTIAL DEMOLITION OF FRONT BOUNDARY WALL TO CREATE PARKING AREA; SINGLE STOREY EXTENSIONS AT SIDE AND REAR INCLUDING RAISED PATIO/DECKING AREA WITH BALCONY AND STEPS WITH STORAGE UNDERNEATH; PITCHED ROOF TO EXISTING GARAGE MODIFICATIONS TO GARAGE AND SIDE ACCESS DOOR (AMENDED SCHEME)	29/06/2022	CONDITION DISCHARGE GRANTED
R/2022/0488/HN	10 WENSLEYDALE SKELTON-IN-CLEVELAND SALTBURN BY THE SEA TS12 2WN	SINGLE STOREY EXTENSION AT REAR EXTENDING 4.00 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 4.00 METRES; HEIGHT TO EAVES 3.00 METRES	29/06/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2022/0342/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITIONS 21 (PILING RISK ASSESSMENT) AND 25 (GAS RISK ASSESSMENT) PHASE 3 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	01/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0179/FF	LAND NORTH OF HEATHER VIEW FREEBROUGH ROAD MOORSHOLM	DETACHED DWELLINGHOUSE WITH SOLAR PANELS AND CHIMNEY; DETACHED DOUBLE GARAGE; ENTRANCE GATES AND ASSOCIATED LANDSCAPING	01/07/2022	GRANT PLANNING PERMISSION
R/2022/0428/CA	THE LODGE VICTORIA ROAD SALTBURN BY THE SEA TS12 1JD	INSTALLATION OF 1 NEW WINDOW AND 1 NEW ROOF WINDOW IN NORTH ELEVATION INCLUDING REPLACEMENT OF ALL EXISTING WINDOWS AND DOORS	01/07/2022	GRANT PLANNING PERMISSION
R/2022/0430/FF	LAND REAR OF 14 VICKERS CLOSE MARSKE BY THE SEA REDCAR AND CLEVELAND	CHANGE OF USE OF PUBLIC OPEN SPACE TO RESIDENTIAL GARDEN	01/07/2022	GRANT PLANNING PERMISSION
R/2022/0431/FF	193 ROSEBERRY ROAD REDCAR TS10 4AP	DEMOLITION OF EXISTING CONSERVATORY AND SINGLE STOREY EXTENSION AT REAR AND FIRST FLOOR EXTENSION AT SIDE	01/07/2022	GRANT PLANNING PERMISSION
R/2022/0417/CD	SITE TO SOUTH OF CHURCH DRIVE (WEST OF SALTERS LANE) BOOSBECK	DISCHARGE OF CONDITIONS 5 (TRAFFIC MANAGEMENT PLAN), 7 (DRAINAGE, FOUL & SURFACE), 8 (LEVELS) & 9 (CONTAMINATED LAND) ON PLANNING APPROVAL R/2019/0147/FF FOR ERECTION OF 8 BUNGALOWS WITH DETACHED GARAGES, ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS AND LANDSCAPING	01/07/2022	WITHDRAWN

R/2022/0364/CA	THE LILLIAN DAPH STORE 10 STATION STREET SALTBURN BY THE SEA TS12 1AE	SINGLE STOREY REAR EXTENSION TO SHOP AND REMOVAL OF REAR FIRE ESCAPE (COVERED PART YARD)	01/07/2022	GRANT PLANNING PERMISSION
R/2022/0454/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITION 5 (CEMP) OF PLANNING PERMISSION R/2020/0357/OOM FOR 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.	01/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0515/CD	LAND AT SOUTH TEES DEVELOPMENT CORPORATION EAST OF SMITHS DOCK ROAD AND WEST OF TEES DOCK ROAD SOUTH BANK	PARTIAL DISCHARGE OF CONDITION 17 (REMEDIATION STRATEGY) 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	01/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0356/FF	65/67 LORD STREET REDCAR TS10 3HR	DEMOLITION OF FORMER COTTAGES USED AS STORAGE UNITS REPLACE WITH 3 TERRACED DWELLINGS	04/07/2022	WITHDRAWN
R/2022/0370/FF	CLEVELAND RETAIL PARK TRUNK ROAD SOUTH BANK	EXTERNAL ALTERATIONS TO UNIT 5 & 6 AND RECONFIGURATION OF THE CAR PARK	04/07/2022	GRANT PLANNING PERMISSION
R/2022/0278/FF	LAND AT RYANS ROW LONGBECK INDUSTRIAL ESTATE MARSKE	DETACHED LIGHT INDUSTRIAL UNIT	04/07/2022	GRANT PLANNING PERMISSION
R/2022/0477/CD	77 MARINE PARADE SALTBURN BY THE SEA TS12 1EL	DISCHARGE OF CONDITION 3 (MATERIALS) OF PLANNING PERMISSION R/2022/0212/CA FOR INSTALLATION OF DECKING AND REVISED ENTRANCE STEPS TO NORTH ELEVATION	04/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0434/FF	25 CRESTWOOD REDCAR TS10 4NN	SINGLE STOREY EXTENSION AT SIDE	05/07/2022	GRANT PLANNING PERMISSION

R/2022/0502/DCO	HELIOS RENEWABLE ENERGY PROJECT	APPLICATION FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR EIA SCOPING NOTIFICATION AND CONSULTATION	05/07/2022	RESPONSE SENT
R/2022/0290/FFM	WES BUILDING BIFFA POLYMERS WILTON SITE LAZENBY	PLASTICS RECYCLING FACILITY	05/07/2022	GRANT PLANNING PERMISSION
R/2022/0405/LB	THE COURT HOUSE TOFTS FARM MARSKE ROAD SALTBURN BY THE SEA TS12 1PP	LISTED BUILDING CONSENT FOR INSTALLATION OF ESCAPE WINDOW IN ROOF	05/07/2022	GRANT LISTED BUILDING CONSENT
R/2022/0408/FF	FLAT 2 133 LORD STREET REDCAR TS10 3BN	LOFT CONVERSION INCLUDING 1 ROOFLIGHT AT FRONT AND 1 ROOFLIGHT AT REAR	05/07/2022	GRANT PLANNING PERMISSION
R/2022/0439/FF	5 LUDLOW CRESCENT REDCAR TS10 2LQ	SINGLE STOREY EXTENSION TO FRONT AND DORMER EXTENSION TO REAR	05/07/2022	GRANT PLANNING PERMISSION
R/2022/0419/FF	29 WAVENEY ROAD REDCAR TS10 1NX	ERECTION OF A DETACHED GARAGE	05/07/2022	GRANT PLANNING PERMISSION
R/2022/0308/FF	85 THAMES AVENUE GUISBOROUGH TS14 8AJ	PROPOSED FRONT EXTENSION	06/07/2022	GRANT PLANNING PERMISSION
R/2022/0508/CD	LAND OFF MIDDLESBROUGH ROAD GUISBOROUGH TS14 8JT	DISCHARGE OF CONDITION 3 (EXTERNAL MATERIALS) OF PLANNING PERMISSION R/2022/0010/FF FOR DETACHED SINGLE STOREY DAYROOM/STORAGE BUILDING AND NEW DETACHED STABLE BLOCK	06/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0247/CD	LAND NORTH OF KIRKLEATHAM BUSINESS PARK AND WEST OF KIRKLEATHAM LANE REDCAR	PARTIAL DISCHARGE OF CONDITIONS 3; 4; 5; 6; 8; AND 9 OF OUTLINE PLANNING PERMISSION R/2016/0663/OOM FOR UP TO 550 RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, LANDSCAPING AND OPEN SPACE	07/07/2022	CONDITION DISCHARGE GRANTED
R/2022/0424/FF	22 POCHIN ROAD GRANGETOWN MIDDLESBROUGH TS6 7AT	EXTERNAL ALTERATIONS AND SINGLE STOREY EXTENSION AT SIDE OF EXISTING COMMERCIAL BUILDING (SUI GENERIS) TO CREATE 7 UNITS (1 UNIT CLASS SUI GENERIS AND 6 UNITS CLASSES B2 / B8)	07/07/2022	GRANT PLANNING PERMISSION

R/2022/0438/FF	27 WEST END GUISBOROUGH TS14 6NN	DEMOLIITION OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY EXTENSIONS TO FRONT AND REAR, LOFT CONVERSION AND RENDER TO FRONT ELEVATION	07/07/2022	GRANT PLANNING PERMISSION
R/2022/0441/FF	7 WILTSHIRE ROAD SKELTON-IN-CLEVELAND SALTBURN BY THE SEA TS12 2BW	PROPOSED DORMER WINDOW TO REAR	07/07/2022	GRANT PLANNING PERMISSION
R/2022/0378/FF	PROSPECT LODGE CHURCH LANE NEWTON UNDER ROSEBERRY MIDDLESBROUGH TS9 6QR	REPLACEMENT OF ROOF INCLUDING RAISING HEIGHT OF RIDGE AND DORMER EXTENSIONS TO FRONT AND REAR; SINGLE STOREY SIDE EXTENSION; REPLACEMENT WINDOWS AND ADDITION OF PATIO DOORS; SOLAR PANELS TO ROOF AND INCREASE HEIGHT OF CHIMNEY	07/07/2022	GRANT PLANNING PERMISSION
R/2022/0140/LB	RIFTSWOOD HALL VICTORIA ROAD SALTBURN BY THE SEA TS12 1JD	LISTED BUILDING CONSENT FOR SINGLE STOREY KITCHEN EXTENSION AT FRONT AND SIDE INCLUDING INSTALLATION OF REPLACEMENT LARGER WINDOW ON EASTERN ELEVATION	07/07/2022	WITHDRAWN
R/2022/0468/FF	11 LAYLAND ROAD SKELTON-IN-CLEVELAND SALTBURN BY THE SEA TS12 2AQ	PROPOSED DORMER EXTENSIONS TO FRONT AND REAR	07/07/2022	GRANT PLANNING PERMISSION
R/2021/0864/NM	30-33 ESPLANADE REDCAR TS10 3AE	NON MATERIAL AMENDMENT OF PLANNING PERMISSION R/2020/0034/FF TO COVER TO STAIRS AT REAR	08/07/2022	NON MATERIAL AMENDMENT APPROVE
R/2022/0404/CA	COOKFELLAS WINE BAR AND EATERY 2 WESTGATE GUISBOROUGH TS14 6BA	SINGLE STOREY INFILL KITCHEN EXTENSION TO EXISTING WINE BAR AT REAR INCLUDING EXTERNAL FLUE AND ENTRANCE PORCH TO EATERY AT REAR	08/07/2022	GRANT PLANNING PERMISSION
R/2022/0406/LB	COOKFELLAS WINE BAR AND EATERY 2 WESTGATE GUISBOROUGH TS14 6BA	LISTED BUILDING CONSENT FOR SINGLE STOREY INFILL KITCHEN EXTENSION TO EXISTING WINE BAR AT REAR INCLUDING EXTERNAL FLUE AND ENTRANCE PORCH TO EATERY AT REAR	08/07/2022	GRANT LISTED BUILDING CONSENT
R/2022/0466/PNT	HUMMERSHILL LANE STREET WORKS LAND ADJACENT TO 48 HUMMERSHILL LANE MARSKE	PROPOSED 5G TELECOMS INSTALLATION: H3G SLIMLINE STREET POLE (15M HIGH) WITH WRAP-AROUND CABINET AND 3 ADDITIONAL EQUIPMENT CABINETS	08/07/2022	PRIOR APPROVAL NOT REQUIRED

## Schedule of appeals

Reference Number	Site	Description	Decision	Date of Planning Decision	Appeal start date	Appeal method	Appeal decision	Date of Appeal Decision
R/2022/0194/FF	13 Rowland Keld, Guisborough	Two storey side extension and single storey rear extension	Refused	10/05/2022	07/07/2022	Householder appeal		
R/2021/0843/RSM	Former South Tees Motor Cross Park, Old Station Road, South Bank	Waste processing facility (resubmission)	Refused	21/01/2022	28/06/2022	Written representations		



### 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 <sup>th</sup> November 2020.	Served Enforcement Notice on 25 <sup>th</sup> November 2020	New Enforcement Notice served on 22 <sup>nd</sup> April 2022. Compliance date 22 <sup>nd</sup> 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 <sup>th</sup> January 2022.	Served S215 Notice on 6 <sup>th</sup> January 2022.	Served new Notice on 17 <sup>th</sup> May 2022. Post tracking states refused to sign. With Legal Services.
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 <sup>th</sup> January 2022.	Served S215 Notice on 6 <sup>th</sup> January 2022.	Served PCN on 19 <sup>th</sup> May 2022. Post tracking states No answer and not collected from main post office. With Legal Services.

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 <sup>nd</sup> September 2021	Served Enforcement Notice on 6 <sup>th</sup> March 2022	Compliance date 7 <sup>th</sup> 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 <sup>th</sup> October 2021 for a detached dwellinghouse (part retrospective) reference number R/2021/0245/FF.	Development Services Manager on 3 <sup>rd</sup> March 2022.	Served Breach of Condition Notice on 3 <sup>rd</sup> March 2022.	Barrister appointed. To send further letter under caution as advised by 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 <sup>th</sup> May 2022.	Served S330 Notice on 5 <sup>th</sup> May 2022.	Conservation Officer in discussions with Planning Agent.

**Section 106 Agreements currently under negotiation.**

<b>Application Number</b>	<b>Application site</b>	<b>Head of terms</b>	<b>Agreement Stage</b>
R/2018/0621/OOM	Land off Nightingale Road, Guisborough	1. Provision of on-site affordable housing 2. Commuted sum towards special educational needs capacity of £79,372	Awaiting draft