

REGULATORY COMMITTEE
THURSDAY 15 SEPTEMBER 2022 AT 10:00AM
CIVIC CENTRE, RIDLEY STREET, REDCAR, YORKSHIRE, TS10 1TD



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6 September 2022

CIRCULATION

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

Managing Director

All Members of the Council (For information)

The Press [except for Confidential item(s)]

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A meeting of the Regulatory Committee was held on 18 August 2022.

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

OFFICIALS. E Dale, E Garbutt, C Griffiths and H Oakes

APOLOGIES FOR ABSENCE were submitted on behalf of Councillors Head and Richardson.

DECLARATIONS OF INTEREST.

Councillor Smith declared an interest in application R/2022/0252/CA and took no part in the discussion nor voted thereon.

21. MINUTES

RESOLVED that the minutes of the Regulatory Committees held on 21 July 2022 be confirmed and signed by the Chair as a correct record

22. Councillor Smith declared an interest in the following application and took no part in the discussion nor voted thereon.

Councillor Morgan took the Chair for this application.

22.01 R/2022/0251/CA Change of use from domestic dwelling to community café/bistro/shop including rear extension 22 High Street Moorsholm.

The Managing Director advised that permission was sought for a change of use from domestic dwelling to community cafe/bistro/shop including rear extension at 22 High Street Moorsholm. The property was an end terrace of 4 properties on High Street. The property was set back from the road frontage with an open hardstanding frontage.

The proposal sought to change the use to a mixed use of Café, Bistro and shop. The Café use would include a shop element intended to stock convenience products for the local community. It was also intended that the proposal would serve to provide a meeting space for community activities and groups.

The proposal would extend the property by 1.2m to the rear and include

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internal alterations to open up the ground floor for the intended use. The frontage was intended to be retained to provide two parking spaces.

The consultation exercise had resulted in 20 letters of representations having been received making the following comments:-

10 letters of objection raised the following:

- Increased traffic impacts
- Existing properties parked on the street and would be displaced
- A wall to delineate the access rights to number 24 should be provided.
- Loss of housing to the village
- Concerned around water supply and pressure
- Hours of opening and neighbour impacts
- Impacts upon existing meeting rooms at the Church and village halls and Cricket Pavilion
- Rights of way for other properties would be impacted
- Impacts to neighbouring properties from the extension
- Overlooking to neighbouring properties
- The property had already demolished a garden wall to the detriment of the character of the Conservation Area
- The applicant had another property better suited to the proposal
- Noise and cooking fumes
- Impacts on the Conservation Area
- Confirmation over use required
- Would not enhance the residents
- Would not be a viable business
- Issues around music, lighting and licensing
- Issues around deliveries

9 letters of support provided the following:

- The proposal would provide services for the community.
- Wonderful idea.
- Benefit to the community.
- Other villages had such facilities.
- Lack of facilities in the village at the moment.

1 letter of comments provided the following:

- Access to the neighbouring properties should be maintained.
- Site was within the conservation area.
- Water supply to number 24 should be maintained.
- Outside music should not be allowed and lighting controlled.
- Opening hours should be restricted.

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- Parking provision should be a major consideration.

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

“I refer to the application and would offer the following comments on highway grounds:- the proposal is for a mixed-use space comprising a community shop and cafe on the ground floor and two small meeting rooms on the first floor. The four existing within curtilage car parking spaces will remain and could be utilised by the proposed staff members and visitors use.

The proposal is aimed at the villagers of Moorsholm – the majority of which would be within walking distance and well served by the existing footways within the village. Any customers to the building arriving by vehicles will be expected to park safely and considerately in the vicinity. There could be an opportunity to provide extra spaces in the rear side garden with access from the side road.”

Redcar and Cleveland Borough Council (Conservation Advisor) made the following comments:-

The applicant should confirm whether a Class E or Class F2 use is proposed. Whilst both are acceptable from a planning strategy perspective, they have distinctive differences in the use of the property and therefore the determination of impacts by the case officer.

Redcar and Cleveland Borough Council (Health and Safety – Food Team) made the following comments:-

Further to your planning consultation letter as above, no objections to the proposal are made, but would offer the following comments for you to refer on to the applicant, should the application be approved:

1. The food business operator (e.g., sole proprietor, partnership, limited company, charitable trust) must register with Redcar and Cleveland Environmental Health Service at least 28 days before opening. You can apply to register on online

2. The food premises (structure and facilities) must meet the legal hygiene requirements of annex II Regulation (EC) No 853/2004 of the European Parliament and of the Council of 29 April 2004 on the hygiene of foodstuffs (legislation.gov.uk). Further information is available at Business guidance | Food Standards Agency

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

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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 that the proposed development is in close proximity to existing residential properties whose amenity may be affected by construction noise from the development.

I have also considered this application in terms of odour and noise from the extract system included as part of the proposed development. I note that that applicant has submitted an Extraction System Report, however this report does not provide details of the extract system with regards to odour and noise control. Due to this development being in close proximity to existing residential properties there is the potential for odour and noise from the proposed extract system to affect the amenity of existing properties.

In order to minimise the environmental impact I would recommend 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. REASON: In the interest of neighbour amenity.

-Prior to installation of the equipment for ventilation and filtration to suppress and disperse any fumes and/or smell created from the cooking operations on the premises (including details of noise attenuation), a scheme of works shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be brought into end use until the approved ventilation equipment has been installed in accordance with manufacturer's instructions and approved in writing by the Local Planning Authority.

All equipment installed as part of the approved scheme shall thereafter be retained, operated and maintained in accordance with that approval.

REASON: In the interests of the amenity of the area.

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

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

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- The impacts on highways safety

The application site was located within the Development Limits of Moorsholm village and was within Moorsholm Conservation Area.

The comments from Strategic Planning were noted. Based on the definitions within the use class order, the nature of the plans and the information in the supporting statements, it was considered that the proposal would be a use class E (Commercial, Business Service) .The premises would primarily be used as E(b) Sale of Food and Drink for consumption (mostly) on the premises.

It was noted that the proposal indicated its intention to provide for local community services and meeting however as a private applicant it was not considered to meet the definition as a 'Local Community' use and would therefore not fall under use class F2.

Policy SD2 and SD3 of the Local Plan set the direction for development within the borough. These policies sought to direct development to within the settlement limits as defined by policy SD3. The site was located within the defined limits of Moorsholm and would reuse an existing building. The proposal was therefore acceptable in this regard.

Policy ED1 of the Local Plan related to commercial development and sought to protect the borough's centres through directing development where appropriate in the existing centres. In this regard the policy identified that cafes, restaurants, pubs and bars over 500 square metres of internal floor space required an impact assessment. The proposal fell well below this threshold at 153 square metres. As such there was no in principle objection to the proposal.

The principle of the application and the change of use accords with policies SD2, SD3 and ED1 of the Redcar and Cleveland Local Plan.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places General duty as respects conservation areas in exercise of local authorities in exercise of planning functions.

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The NPPF provided at Paragraph 199 provides *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm,*

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total loss or less than substantial harm to its significance”.

Paragraph 200 provides that *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification...”*

Paragraph 202 goes on to provide *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Local Plan Policy HE1 when addressing the designated conservation areas provided:

Development within or otherwise affecting the setting of a conservation area will only be permitted where it preserves or enhances the character or Appearance of the conservation area. Development must:

- a. respect existing architectural and historic character and associations by having regard to the positioning and grouping, form, scale, detailing of development and the use of materials in its construction;*
- b. respect existing hard and soft landscaping features including areas of open space, trees, hedges, walls, fences, watercourses and surfacing and the special character created by them; and*
- c. respect historic plot boundaries and layouts.*

Policy SD4 amongst other requirements at criteria J, K and L required that proposals respected the character of the area and sought to improve the character and quality where possible along with being sustainable in design.

In this regard the proposal would result in a rear extension widening the existing rear projection and the alteration to two rear windows at first floor. The internal layout would be altered to accommodate the proposed use with the ground floor being opened up to provide for the Café and shop areas.

The proposal had been consulted upon with the Conservation Advisor, given the limited alterations to the built form it was not considered that there would be any appreciable impacts upon the character and form of the property or its contribution to the street scene and character of the conservation area. The change of use to a commercial use was noted by the Conservation Advisor as bringing historic variety back into the area.

The proposal was therefore considered to be acceptable in this regard with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within the NPPF and policies SD4 (J, K and L)

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and HE1 of the Redcar and Cleveland Local Plan.

Policy SD4 amongst other requirements at criterion B required that proposals “will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings”.

The key impacts for consideration of this type of proposal were considered to be, the effects from overlooking, overshadowing, and oppression from size scale and massing and the impacts of cooking fumes, noise and lighting.

In this regard the proposal was for a café, bistro/ community shop and meeting place. It was not uncommon to have such uses in close proximity to residential properties and subject to good management did not pose significant impacts upon the neighbouring properties. The management of the operation would be controlled if necessary under statutory nuisance regulations and under any licencing powers applicable. As such this element was considered to be suitably controlled and not for the planning process to address.

The proposal would extend the property to the rear widening the existing single storey rear projection. The comments received in relation to potential for overlooking were noted. Given the type of use and the relationship of the windows it was not considered that such an effect would occur to an extent to have any significant impact upon the property over and above the relationship that currently existed.

The comments received in relation to outdoor music and lighting were noted and it was considered prudent to attach conditions to control both of these elements.

The applicant had indicated opening hours of 9 am to 9pm Monday to Saturday and 9am to 6pm on Sundays.

With regards to noise and cooking fumes it was considered that they could be suitably controlled through the addition of a condition to required details be submitted for approval, as requested by the Environmental Protection Officer.

Subject to the appropriate conditions it was not considered that there would be any significantly detrimental impacts upon the amenity of neighbouring properties to warrant resistance of the application on these grounds. The proposal would accord with part b of policy SD4 of the Redcar and Cleveland Local Plan.

Policy SD4 criterion P required that proposals ‘provide suitable and safe vehicular access and parking suitable for its use and location’.
The comments received in relation to parking and the local highway were

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noted. The application had been consulted on with the Highways Officers with no objections raised. The proposal was therefore considered to be acceptable in this relation to part p of policy SD4 of the Redcar and Cleveland Local Plan.

Rights of access had been raised by the neighbour. The ability to access over neighbouring land was a civil matter and outside of the planning control process.

The comments received in relation to the provision of a wall to delineate the access to number 24 was noted. However, the provision of such a wall was not a planning matter and was not included within the proposal.

Loss of housing to the village was raised as an objection. In this instance there was no policy objection to the proposal and as such this objection was not considered to be of any appreciable weight in the consideration of the proposal.

Water provision and impacts to number 24 was raised as a concern. In this regard the provision of water rests with Northumbrian Water, there was nothing within the proposal that would indicate that there would be any appreciable impacts upon water supply. Therefore, this objection was not considered to be material in the consideration of the application.

Impacts upon the existing meeting rooms at the Church and Village Halls and Cricket Pavilion were raised. The presence or absence of other options was not considered to be material in the consideration of the application which was considered on its own merits against the development plan policy.

The comments received in relation to registering for food hygiene were noted. But fell outside of planning considerations. It was however considered prudent to attach an informative to any approval granted to draw the applicant's attention to the need to discuss this with the authority.

The proposal was considered to be acceptable in principle in line with policies SD2, SD3 and ED1. The details of the alterations to the property would preserve the character of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance within the NPPF and at policies SD4 (J, K and L) and HE1 of the Local Plan. Subject to appropriate conditions and management there would not be any significant effect upon the amenity of the neighbouring occupiers and the proposal would accord with policy SD4 (B). Highways safety would be maintained in accordance with policy SD4(P) and there would not be any other overriding impacts to warrant resistance of the proposal. The proposal was therefore recommended for approval subject to appropriate conditions.

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

- Concerned at the inadequate parking in the restricted location;
- Four parking spaces were not achievable;
- Parking spaces would be taken up by staff;
- Cars parked would restrict access for pedestrians;
- There was no on street parking and number 20 was a holiday let so required parking;
- There was an existing problem with parking for residents;
- Numbers 16 and 18-24 were within yards of the extractor and some of the properties were below ground level meaning that cooking smells would gravitate;
- The proposal was contrary to Policies SD4, ED9 and SD1;
- Customers parking would spill across unless there was a physical boundary wall in place;
- The applicant had promised to repair the original wall but a condition would provide reassurance;
- The main theme of the objections was parking which was a fundamental issue which required addressing;
- The plans were contradictory;
- Four parking spaces could be provided at the rear linked to two at the front;
- Space was required for a cycle rack;
- The stone wall would be a loss to the Conservation Area;
- Odour and noise from the flue were other environmental factors which required monitoring;
- Hoped the proposed changes did not devalue existing properties or impact on residents general well being;
- The existing parking would accommodate two large SUV's however, once the wall was replaced it would only accommodate 2 standard cars with no space for pedestrian access;
- There were 1/2 dedicated parking spaces parallel to the boundary wall which would allow space for a cycle rack and the applicant could then expand parking around the side of the property which once the fencing was removed could provide staff parking;
- Residents were passionate about the Conservation Area and the supporting letters were from residents outside the Conservation Area;
- A Conservation Area was an area of special architectural or historic interest and any alterations must enhance the area and done with the minimal impact.

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

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- Did not see too many problems but would like to see delineated parking at the front of the premises;
- Pleased to see the original wall reinstated;
- Concerned regarding the shared access from the High Street;
- It was wrong to say it was a civil matter as it could have a tremendous effect on the neighbour;
- Would like to see some advise on any permission that any shared access must be maintained;
- If accept without any physical barrier there will be an issue with parking.

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 received by the Local Planning Authority on 15/03/2022

Proposed site plan received by the Local Planning Authority on 27/04/2022

Existing and Proposed floor plans received by the Local Planning Authority on 27/04/2022

Proposed elevations received by the Local Planning Authority on 28/04/2022

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 installation of the equipment for ventilation and filtration to supress and disperse any fumes and/or smell created from the cooking operations on the premises (including details of noise attenuation), a scheme of works shall be submitted to and

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approved in writing by the Local Planning Authority.

The development shall not be brought into end use until the approved ventilation equipment has been installed in accordance with manufacturer's instructions and approved in writing by the Local Planning Authority.

All equipment installed as part of the approved scheme shall thereafter be retained, operated and maintained in accordance with that approval.

REASON: In the interests of the amenity of the area.

5. There shall be no external music amplified or acoustic played at the premises.

REASON In the interest of neighbouring amenity and to comply with policy SD4 of the Local Plan.

6. Prior to installation details of any external lighting to include details of light fall and brightness shall be submitted to and approved in writing by the local planning authority. Only approved lighting shall be installed and maintained as approved for the lifetime of the development.

Reason In the interest of neighbouring amenity and to comply with policy SD4 of the Local Plan.

7. The development hereby approved shall only open to customers between the hours of 0900 to 2100 Monday to Saturday and 0900 to 1800 on Sundays and bank holidays.

REASON: In the interest of residential amenity in accordance with policy SD4 of the Local Plan.

8. Prior to the use, hereby approved, commencing the parking spaces identified on the submitted site plan shall be delineated in accordance with a scheme first submitted to and approved in writing with the Local Planning Authority. The parking spaces shall remain for the lifetime of the development.

REASON: To ensure the parking spaces are provided and delineated in the interest of highways safety in accordance with policy SD4 of the Redcar and Cleveland Local Plan.

Councillor Stuart Smith resumed as Chair

22.02 R/2022/0020/CA Installation of an external flue ventilation system

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with brick effect flue cover at rear (part retrospective) Badgers Restaurant and wine bar 55-57 Church Street Guisborough.

The Managing Director reported that Permission was sought for the installation of an external flue ventilation system with brick effect flue cover at rear (part retrospective)

The application related to Badgers Restaurant and Wine Bar, 55-57 Church Street, Guisborough. The flue had been installed to the rear of the property into an alleyway which included the dwellings of Church Street Mews. The front part of 55 -57 was Grade II listed, however the section of building this application related to was not listed. The property was located within Guisborough Conservation Area and Guisborough District Centre. The buildings on Church Street were mainly commercial in nature, the rear alley contained residential dwellings.

This application sought consent for the installation of an external flue system. The flue was installed in June 2021. The flue extended out approximately 0.9m from the building at a height of 2.3m and extended up approximately 3.6m above the eaves of the building. The flue was 0.75m wide. This application proposed the installation of a brick effect cover around the flue. The cover would be made of fibre glass to replicate the bricks of the existing building.

The consultation exercise had resulted in 9 written representations having been received objecting to the proposal. The comments had been summarised as follows:

- Area greatly improved in last 8 years or so but flue is a real eyesore and spoils the look of the entire street
- Cannot see how brick affect flue cover will help, will make look tacky and the flue even bigger
- Terrible looking and imposing
- Feel sorry for residents and for it to be installed without planning in conservation area is really disappointing
- How can landlord be required to fit replacement wooden/sash windows in property close by when a business can simply erect a monstrosity like this flue with seeking initial planning
- Cladding over flue will make things worse
- Did owners not consider an internal ventilation with an outlet in the roof
- Smell and noise from flue
- If allowed leaves door wide open for planning system to be abused, to the detriment of Guisborough's community and history
- Flue has massive negative affect on street and looks total overbearing, imposing and out of place in this residential street in conservation area

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- Flue system is adjacent to the living room and kitchen windows of 43 Church Street and to the kitchen and bedroom windows of 41 Church Street, both residential properties
- If it had been done as part of previous planning (R/2018/0204/CA) when premise extended, flue could have been taken up internally and exited through the roof
- Object to brick effect cladding, will make flue dimensions even bigger and will become even more imposing
- Cladding will leave the lower part of the support frame exposed, which will look awful
- Since flue installed received complaints from all three tenants of 41, 43 and 44 Church Street, one has since left, and another is leaving
- Sole income from 41, 43 and 44 Church street and installation will potentially have a massive negative financial effect on myself
- Ventilation block's view from my bedroom window to entrance of street. Which I believe is a security risk for myself
- Previous owner operated without issue
- At no point has brick effect been applied
- Gives off a loud rumble when turned up high
- Rear of building is residential area, it really is a lovely peaceful little courtyard, all residential owners take great pride and effect with their properties
- Extremely noisy extractor, highly audible throughout our single glazed sash windows
- Smell is very off putting and it is very noisy at times
- Badgers didn't consult owners and tenants in direct view

Guisborough Town Council had no objections.

Redcar and Cleveland Borough Council (Planning Strategy) (Conservation Advisor) had no objections as the proposal was anticipated to adequately mitigate the visual impact of the flue. The following condition was suggested:

- The cladding shall be attached within 12 weeks of the approval date of this planning permission.

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

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

"The Environmental Protection Team has previously received complaints

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of alleged statutory nuisance arising from odours and noise associated with the operation of the external flue ventilation system. Whilst the Environmental Protection Team was unable to determine the existence of a nuisance during its investigation into these complaints, it should be noted that the system is in close proximity to existing residential properties. I also note that no details of the system have been submitted by the applicant with regards to odour and noise control, as such there is a significant potential for the amenity of existing residential properties to be affected by odour and/or noise from the development.

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

-Details that accord with appropriate guidance on the control of odour and noise from commercial kitchen exhaust systems shall be submitted to, and approved in writing by the Local Planning Authority.

The development shall not be brought into end use until the approved extraction equipment has been installed in accordance with manufacturer's instructions and approved in writing by the Local Planning Authority.

All equipment installed as part of the approved scheme shall thereafter be retained, operated and maintained in accordance with that approval and shall be operated at all times when cooking is being carried out on the premises.

REASON: In the interests of the amenity of the area."

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 nuisance
- The impacts on highways safety

The application site was located within the development limits. Local Plan Policy SD3 stated that development within development limits would be supported subject to meeting other relevant policies within the Local Plan. Given that the site was situated within development limits; the broad principle of the development was one that was considered to be acceptable.

The principle of use of alterations 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.

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The application site was located within Guisborough Conservation Area and Guisborough District Centre. The flue was attached to the rear of a commercial building. It was noted the alley to the rear of Church Street was mainly residential in character. A number of objections had been received from nearby residents concerned the flue was an eyesore and had a detrimental impact on the street. Due to the position of the flue in relation to other buildings, it was not visible from the main section of Church Street to the south. The flue was clearly visible when you walked north up the alleyway. Discussions had taken place between the case officer and the agent regarding the ability to have a flue that ran through the building and out of the roof, rather than the external position the flue had been installed. The agent had confirmed the preferred route had been through the roof. However, the layout at first floor and building structure ruled this option out.

The Council's Conservation Advisor had assessed the proposal and impact on the Guisborough Conservation Area. The Advisor had no objection to the proposals as the cladding was anticipated to adequately mitigate the visual impact of the flue. A condition had been suggested requiring the cladding was installed within 12 weeks of an approval.

It was granted the flue currently was an incongruous feature in the street scene. The proposed fibre glass cover would replicate the brick appearance of the existing building. Whilst the cover would extend out from the existing building, it was considered the impact within the commercial centre of Guisborough would not be sufficient to warrant refusal of the application. A condition would be included to ensure the details of the flue cover was approved by the local planning authority before installation and that the cover was installed within three months of the date of any approval.

Subject to the inclusion of a condition requiring the installation of the flue cover it was considered the proposal would not have a sufficiently detrimental impact on the character and appearance of the area and the application was in accordance with Local Plan Policy SD4 and HE1.

Neighbouring occupiers had objected to the proposals due to the appearance of the flue; this had been discussed above, there were also concerns regarding the noise and smell from the flue which would be covered in the next section of the report. Further concerns related to the flue being overbearing. It was granted the flue projected out from the rear of the building above a doorway by 0.9m and those neighbouring buildings either side of the flue were residential. However, the windows of the neighbouring properties were approximately 1.5m away to the south and 2.4m to the north. Due to the 0.9m projection of the flue and proposed cover and position of neighbouring windows it was not considered the proposals would appear overbearing by adjoining

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occupiers. The loss of view was not a planning consideration.

The flue and brick effect cover 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 Environmental Protection Team had previously received complaints of alleged statutory nuisance arising from odours and noise associated with the operation of the external flue ventilation system. Whilst the Environmental Protection Team was unable to determine the existence of a nuisance during its investigation into these complaints, it should be noted that the system was in close proximity to existing residential properties. The application did not contain details of the system, as such there was a significant potential for the amenity of existing residential properties to be affected by odour and/or noise from the development. Further technical details had been submitted by the agent; however, they did not overcome Environmental Protection's request for details, and they had suggested a condition was included as part of any approval. Due to the location and nature of the application it was considered the suggested condition was necessary and would be included.

The works proposed did not impact on the parking provision or vehicular access to the site.

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.

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, ED1 and HE1 of the Redcar and Cleveland Local Plan.

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

- Due to the application being retrospective consideration had never been given as to the best place to site it;
- Now attempting to mitigate the adverse effects the flue was having on residents however there had been no negative consequences for the applicant;
- Aesthetically the applicant could not have come up with a worse

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- case scenario as it was severally oversized;
- A number of local residents had left their premises as a result with the resultant financial consequences for landlords;
- There was no rule on how the system should be routed it came down to the cost and disruption;
- The proposal was contrary to Policy HE1 as it diminished the character of the Conservation Area and the cladding did not match;
- The agent was asked why he had not installed the LEV through the roof space however the same person who had submitted the application had already installed it on the exterior of the property.

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

- The size of the flue was not appropriate on a Listed Building or in a Conservation Area;
- If the flue had gone through the property then it would reduce the impact on the local environment;
- Concern was expressed that the applicant was not present;
- Asked whether there were any national guidelines regarding flues in Conservation Areas:
- The application could be allowed without the cladding so the fact that the applicant was now proposing to clad the flue was an improvement;
- Guisborough Town Council had not objected;
- Questioned why the application was retrospective and why it had been submitted during the Pandemic?;
- Principle of development was questionable;
- Negative impact on the street scene;
- Do not agree with the comments of the Conservation Officer;
- Negative impact on neighbour amenity;
- Need to consider the confined nature of the rear alleyway and the duty of care we had for residents;
- The proposal neither enhanced or preserved the Listed Building or the Conservation Area;
- The drawings were incongruous;
- There were opportunities for a different design;
- Inappropriate construction and did not support Conservation Area guidance;
- Concerned about the flue not the cladding and neighbour amenity;
- Inappropriate size for the size of the building;
- Would approve the application as the applicant is trying to improve the way it looked by the use of cladding and the area looked derelict;
- If the applicant was trying to minimise the look of the flue he could

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have looked to put the equipment inside the building to minimise the impact.

RESOLVED that Planning Permission be refused for the following reasons:-

1. The development, including the proposed cladding, would result in an inappropriate form of development which would not preserve or enhance the conservation area. The application is therefore contrary to policy HE1 of the Redcar and Cleveland Local Plan 2018.
2. The proposal, due to the location and proximity to residential units, would have an adverse impact on neighbour amenity. The application is therefore contrary to part b of policy SD4 of the Redcar and Cleveland Local Plan 2018.

22.03 **R/2022/0539/FF Erection of foaling shed land south of Middlesbrough Road Guisborough.**

The Managing Director reported that permission was sought for the erection of a foaling shed.

The application related to land south of Middlesbrough Road, Guisborough. The application site had an area of 0.19hectares. The applicants total site was 2hectares. There was an existing access track to the west of the application site which connected to the A171 and served all the existing stables along the track. The land around the application site was a mix of agriculture and horsiculture.

The applicant had control over the field to the east and south of the application site which was used for the grazing of horses. There were existing similar horsiculture developments to the north and south of the site.

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

- Objecting to yet another development on this plot.
- This is the fifth building on the plot.
- Other existing buildings could be used.
- Owners lived far away.
- Proposals would not resolve issues.
- Character and appearance was being eroded.
- There was now a mass of permanent buildings outside of the limits.
- Lack of regard for highways safety.
- Overdevelopment.
- Unnecessary proposal.

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Guisborough Town Council had no objections.

Redcar and Cleveland Borough Council (Planning Strategy) made the following comments:-

“The proposed development is for an additional foaling shed on land already used for horsiculture. A stable and ‘dayroom’ ancillary to the stables are already located on the site.

The proposed foaling shed will be constructed adjacent to the stable. The site is located outside of development limits and therefore to be considered acceptable in planning policy terms the proposal must meet one of the exceptional criteria in Policy SD3.

Criteria (i) allows for development requiring a countryside location due to technical or operational reasons.

It can be considered that horsiculture requires a countryside location and the proposed development is required for technical/ operational reasons. The proposal is deemed to be in accordance with Policy SD3.

Policy ED13 applies specifically to proposals for livery stables and other equestrian development. The case officer should ensure all of the criteria of Policy ED13 are complied with, particularly ensuring the character, scale and design of the proposal is appropriate to its rural surroundings and any external facilities are appropriately located and adequately screened to avoid adverse visual impact. The development should also have appropriate manure storage and dirty water handling facilities.

All development should be well designed in accordance with Policy SD4, including ensuring it will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings, minimising the loss of the best agricultural land and respecting or enhancing landscape, biodiversity and the surrounding area. The site is located within a Restoration Landscape Area and, as such, opportunities should be taken to repair or reinstate the landscape as part of the development where possible. It should be ensured that the impact on the landscape is acceptable in accordance with policy N1.

The principle of development is acceptable in planning strategy terms.”

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

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

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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 proposed development was on agricultural land outside development limits. Local Plan policy SD3 restricted development beyond development limits to certain development types. Criteria i permits 'other development requiring a countryside location due to technical or operational reasons'.

The proposal sought consent for a foaling shed. The building had to be located in this area as that was where the horses were located. In addition, criteria b permitted development of a recreational or tourism proposal requiring a countryside location. The horses kept in this location were for personal recreational use.

As the proposal was linked to the existing land use and was the same ownership it would not give rise to any significant change in the number of journeys and was therefore considered to be broadly in compliance with policies SD1 and SD3(criteria b and i) of the Redcar and Cleveland Local Plan.

Policy ED13 related to commercial equestrian developments and not buildings for personal recreational use and as such the requirements of the policy were not applicable in this instance.

The building proposed was of a suitable scale for the location and was of a similar design and appearance to the existing stables, hay barns and buildings in the area. The proposed foaling shed would be located alongside existing buildings and would be read within the context of existing structures as opposed to a standalone building. It was considered the buildings would have a limited impact on the character and appearance of the area. Given the sloping nature of the site and the existing vegetation and structures the proposals would largely be screened from view from Middlesbrough Road.

In terms of proposed materials a condition could be included to ensure these details were agreed with the Local Planning Authority.

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.

Given the location of the development and the nature of the works

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proposed the application raised no issues in relation to loss of privacy or overbearing impacts.

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 application site was accessed from the existing track to the west of the site which served a number of stables in the area including the stables in the same ownership as the application site.

The proposed building was to be used in conjunction with the existing stables and haybarn within the site and therefore the application was unlikely to create additional traffic above that which already used the access track.

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 nutrient neutrality however was outside of scope for requiring additional information / assessment.

The comments received as result of the consultation period were noted however, for the reasons set out in the above report none were considered to raise material planning considerations that would support a refusal of planning permission. Members would be aware that some of the points raised throughout the consultation period were not matters for planning control.

For the reasons outlined above the proposal was considered acceptable. The proposed foaling shed would not have any significant adverse impact on neighbouring amenity and the proposal raised no issues in terms of highway safety or crime prevention. The scale and design was acceptable and the proposal would respect the rural 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 current application was the latest of 14 previous applications which were outside development limits and close to a 70mph dual carriageway;
- A full assessment should be made against national and local

REGULATORY COMMITTEE

18 AUGUST 2022

- policies;
- The application should be deferred for a lawful assessment;
- A previous formal complaint had been disregarded;
- Members would be aware of damage to property and why it had happened.

The agent was present at the meeting and made the following comments:-

- The application was for a small fouling shed which was necessary for the welfare of horses;
- The existing stables were for the keeping of horses, hay and machinery;
- The positioning of the fouling shed was for the welfare and monitoring horses and security;
- The foaling shed was a distance from residential properties;
- The proposal could not be considered as over development;
- The shed would not be enclosed throughout.

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

- At what point do we consider that there has been a negative cumulative effect;
- Agree that there had been a lot of applications and that there was now what looked like a little village but for once there was a purpose for a building on this site. It was just unfortunate that it was surrounded by the other buildings;
- Aware of numerous potential accidents close to this site as large vehicles needed to pull out on the dual carriageway before turning into the site. No consideration had been given to how larger vehicles would get into the site;
- There could be highway implications as traffic using the site could effect traffic flow;
- Guidance in the past had been unless it was clear that there was an adverse impact then there was not a material planning element;
- The Highways Engineer had said there was no material adverse effect therefore it would be difficult to argue against it;
- There would no increase in traffic;
- The site was sloped and was obscured by highway hedges;
- This building was at the bottom of the slope and would be joining onto an existing building;
- There would be no negative impact on neighbour amenity.

RESOLVED that Planning Permission be granted subject to the following

REGULATORY COMMITTEE

18 AUGUST 2022

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, site plan, existing and proposed plans and elevations received by the Local Planning Authority on 21/06/2022

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.

23. **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.

24. **APPEAL INFORMATION.**

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

:-NOTED.

25. **ENFORCEMENT SCHEDULE.**

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

:-NOTED.

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26. **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.

RESOLVED that a list of all live s.106 agreements be presented to the Regulatory Committee on a quarterly basis.

27. **QUARTER 1 PERFORMANCE REPORT 2022/23.**

The Managing Director circulated the Quarter 1 2021/22 Performance Report.

:- NOTED.

REGULATORY COMMITTEE

A meeting of the Regulatory Committee was held on 19 August 2022.

PRESENT Councillor Smith (Chair),
Councillors Hixon and Lockwood

OFFICIALS E Dale and C Stannard

IN ATTENDANCE Licensing Authority.
C Smitheringale

Representing the Premises
Mr D Gatiss
A Bailey

1. APPLICATION FOR A PREMISE LICENCE 156 HIGH STREET ESTON.

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:

Recorded Music –
Monday to Sunday 11am to 11pm

Supply of alcohol on the premises
Monday to Thursday and Sunday 11am to 11pm
Friday and Saturday 11am to midnight

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

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

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

An objector was present at the meeting and he was given the opportunity to speak.

The applicant was also present at the meeting and was given the opportunity to outline his 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 the following conditions:

- 1) No Customers shall enter the shared rear yard and signage must be displayed to indicate this.
- 2) If the rear yard is to be used for deliveries, they must be supervised by a member of staff.
- 3) There shall be no emptying of bottles into the outside waste bin after 8 pm or before 10 am.
- 4) The outside area must not be used for drinking after 9 pm.
- 5) There must be a cigarette waste receptacle in the outside area.

The Licence is subject to all mandatory and agreed conditions including those agreed with Cleveland Police and the Environmental Protection Team.

TAXI PANEL

25 August 2022

TAXI PANEL

A meeting of the Taxi Panel was held on 25 August 2022 in the Civic Centre, Redcar.

PRESENT Councillor Smith (Chair),
Councillors Foley- McCormack, Head, Hixon and
Lockwood

OFFICIALS S Brown, E Dale and C Stannard

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- AC.**

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

The applicant AC was present at the meeting.

RESOLVED that AC be granted a Private Hire Driver Licence.

Regulatory Committee

ATTENDANCE RECORD - 2022/23

Surname	First name	26.05.2 2	23.06.2 2	21.07.2 2	18.08.2 2	13.09.2 2	dd.mm. yy	dd.mm. yy
Ayre	Billy	✓	✓	✓	✓			
Foley-McCormack	Chris	✓	✓	✓	✓			
Richardson	Carrie	Apols	Apols	✓	Apols			
Head	Malcom	✓	✓	✓	Apols			
Morgan	Carole	Apols 1	✓	✓	✓			
Ovens	Mary	✓	✓	✓	✓			
Hixon	Andrew	✓	✓	✓	✓			
Thomson	Phillip	✓	✓	✓	✓			
Smith	Stuart	✓	✓	Apols	✓			
Baldwin	Neil	✓	✓	✓	✓			
Lockwood	Mike	✓	✓	✓	✓			
Brook	Adam	X	Apols3	n/a	n/a	n/a	n/a	n/a
Watts	Anne	✓	✓	✓	✓			
Rider	Vera	n/a	n/a	✓	✓			

Substitutes

Key

✓	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

Reason for Absence (NB Full deta provided for reasons of confidenti

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



Regulatory Committee

15th September 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

Location Plan of Brockley Hall, Glenside, Saltburn, TS12 1JS

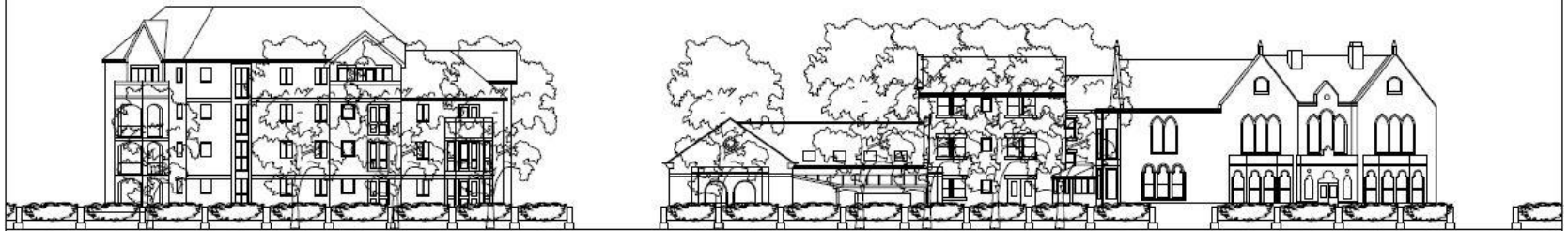


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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

PROJECT PROPOSED HOTEL SPA FACILITY for GRETA COTTAGE LTD of BROCKLEY HALL, GLENSIDE, SALTBURN			
TILE PROPOSED STREET SCENE ELEVATION			
SCALE 1:200 @A2	DATE Aug 2022	DRAWN BY BHS 07	REVISION
DRAWN BY ROBERT SUNLEY Bsc (Hons) ARCHITECTURAL TECHNOLOGIST			TEL 01287 679449



HUNTCLIFF COURT

PROPOSED SPA FACILITY

BROCKLEY HALL HOTEL

PROPOSED STREETSCENE TO GLENSIDE

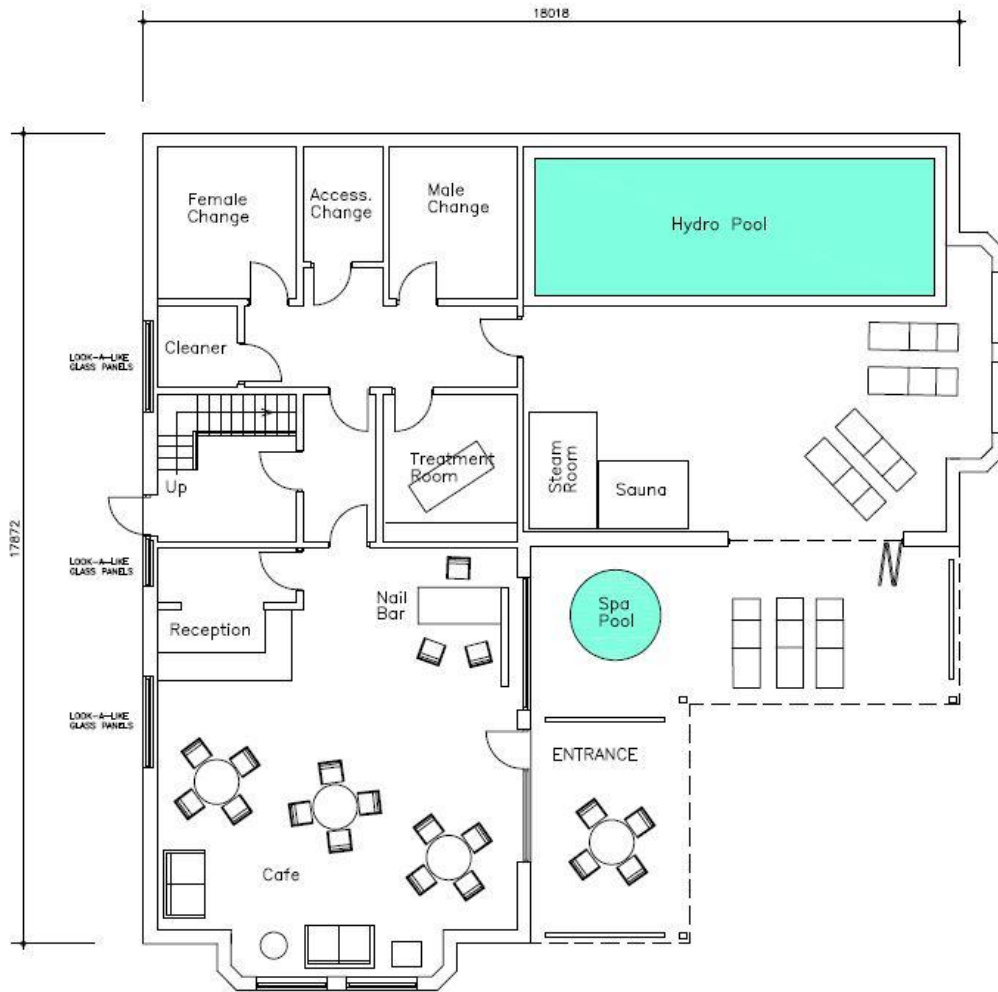


HUNTCLIFF COURT

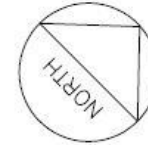
PROPOSED SPA FACILITY

BROCKLEY HALL HOTEL

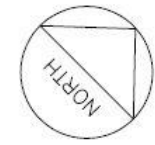
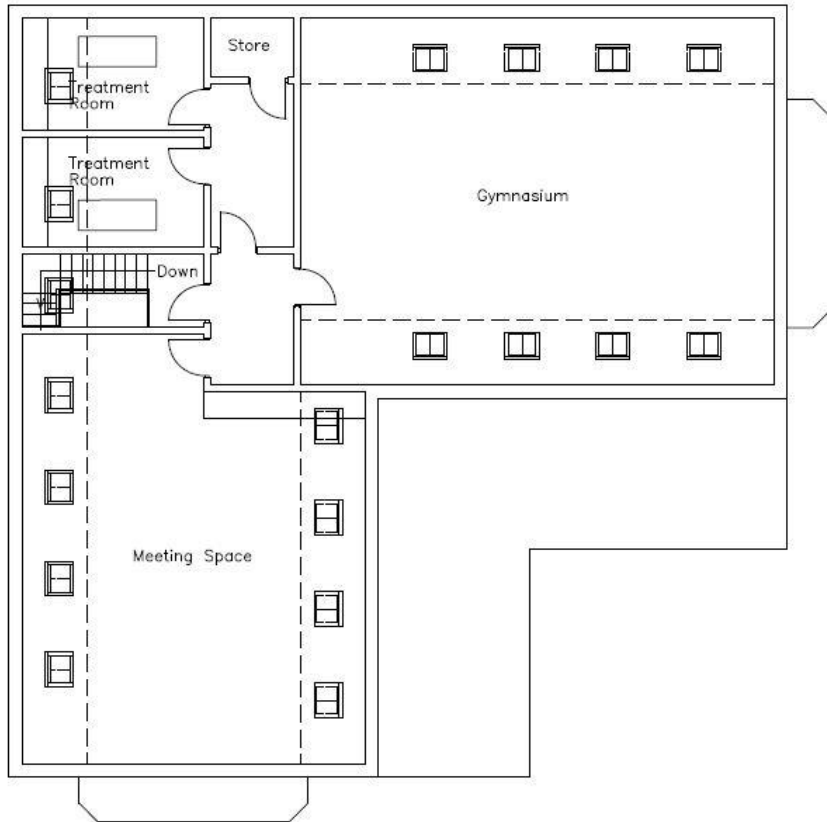
PROPOSED STREETSCENE TO GLENSIDE (TREES OMITTED FOR CLARITY)



PROJECT				
PROPOSED HOTEL SPA FACILITY for GRETA COTTAGE LTD at BROCKLEY HALL, GLENSIDE, SALTBURN				
TITLE				
PROPOSED GROUND FLOOR PLAN				
SCALE	DATE	DRAWING No	REVISION	
1:100 @A3	Oct 2016	BHS 03	A	B C D
DRAWN BY				
ROBERT SUNLEY Bsc (Hons) ARCHITECTURAL TECHNOLOGIST				
				Tel 01287 679449



PROJECT PROPOSED HOTEL SPA FACILITY for GRETA COTTAGE LTD at BROCKLEY HALL, GLENSIDE, SALTBURN			
TITLE PROPOSED FIRST FLOOR PLAN			
SCALE 1:100 @A3	DATE Oct 2016	DRAWING No BHS 06	REVISION
DRAWN BY ROBERT SUNLEY Bsc (Hons) ARCHITECTURAL TECHNOLOGIST		Tel 01287 679449	



MATERIALS
 WALLS: Facing brickwork to match main building and with Artstone Features.
 ROOF: Slate Tiles.
 WINDOWS: Aluminium framed polyester powder coated, colour white. Look-out like glazing white frosted.
 DOORS: Aluminium framed polyester powder coated, colour white.
 CANOPY: Glazed canopy with stained hardwood framework.
 FASCIA: Cement Fibre Cement Board, colour white.

PROJECT
 PROPOSED HOTEL SPA FACILITY
 for
 GRETA COTTAGE LTD
 at
 BROCKLEY HALL, GLENSIDE, SALTBURN

TITLE
 PROPOSED ELEVATIONS

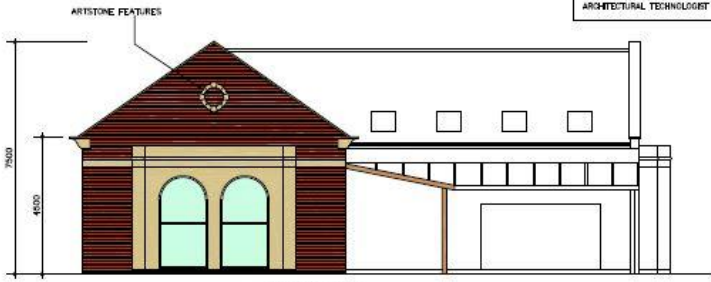
SCALE	DATE	ISSUED No	REVISION
1:100 @A2	Oct 2016	BHS 04	F

DRAWN BY
 ROBERT SUNLEY BSc (Hons)
 ARCHITECTURAL TECHNOLOGIST

Tel 01287 679449



SOUTH ELEVATION

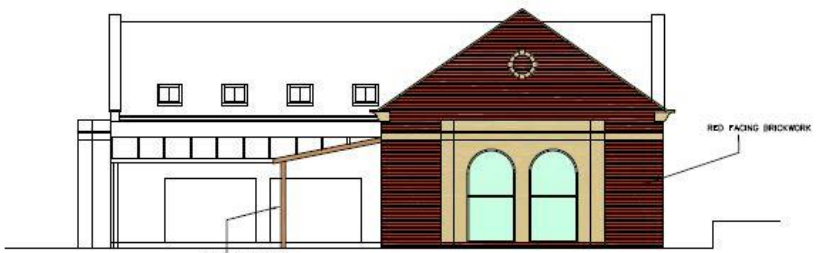


EAST ELEVATION



SECTIONAL EAST ELEVATION

ALUMINIUM FRAMED WINDOWS AND DOORS COLOUR WHITE



NORTH ELEVATION



SECTIONAL NORTH ELEVATION



WEST ELEVATION





R/2022/0506/CA Brockley Hall

Photographs

this is Redcar & Cleveland



R/2022/0506/CA Brockley Hall

Photographs

this is Redcar & Cleveland



R/2022/0506/CA Brockley Hall

Photographs

this is Redcar & Cleveland



R/2022/0506/CA Brockley Hall

Photographs



KEY

-  SITE BOUNDARY
-  ADJACENT LAND IN R&CBC OWNERSHIP

11.07.22 Rev A Adjacent R&CBC Land Ownership added DR AG

TGP LANDSCAPE ARCHITECTS
 Suite 5, Third Floor, Adamson House,
 65 Westgate Road, Newcastle upon Tyne,
 NE1 1SG, Tel: 0191 383 9665
 andrew.gardner@tgpuk.com/www.tgpuk.com
 Also in Glasgow & Edinburgh

Project	CORONATION PARK		
Title	LOCATION PLAN		
Date	Scale	Drawn	Checked
28.06.22	1:1250 @ A3	DR	AG
Job No.	Suitability	No.	Issue
D294	D294.L.001	EXT	A
LI WORKSTAGE:	0/1	2	3
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	4	5	6
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCLAIMER:
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 All dimensions to be verified on site prior to commencement of works.
 Drawing to be read in conjunction with related TGP drawings, consultants drawings and any other relevant information.
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R/2022/0572/CA Coronation Park

Proposed site plan



R/2022/0572/CA Coronation Park

Photograph



R/2022/0572/CA Coronation Park

Photograph



R/2022/0572/CA Coronation Park

Photograph

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2022/0506/CA
LOCATION:	BROCKLEY HALL GLENSIDE SALTBURN BY THE SEA TS12 1JS
PROPOSAL:	TWO STOREY DETACHED BUILDING AS NEW SPA FACILITY FOR HOTEL USE INCLUDING POOL WITH SAUNA / STEAM ROOMS; TREATMENT ROOMS; CHANGING FACILITIES, NAIL BAR; CAFE AND COVERED TERRACE AT GROUND FLOOR; GYNASIUM, TREATMENT ROOMS AND MEETING SPACE AT FIRST FLOOR

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

APPLICATION SITE AND DESCRIPTION

Permission is sought for two storey detached building as new spa facility for hotel use including pool with sauna / steam rooms; treatment rooms; changing facilities, nail bar; cafe and covered terrace at ground floor; gymnasium, treatment rooms and meeting space at first floor

The application relates to Brockley Hall, Glenside, Saltburn. Brockley Hall is a large three storey building which has previously been extended. The property operates as a hotel and restaurant and the proposed spa facility would be in conjunction with the hotel. The site is located in a wider residential area and is with Saltburn Conservation Area.

The application seeks consent for a two storey building which is a L shape. There would also be an outside covered terrace L shaped area. The building would include a pool and treatments rooms along with a café facility.

The application has been accompanied by existing and proposed plans and elevations. The plans and elevations have been amended during the application process following comment raised by the Conservation Officer.

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
HE1 Conservation Areas

OTHER POLICY DOCUMENTS

Saltburn Conservation Area Appraisal

Saltburn Conservation Area Management Plan Supplementary Planning Document

PLANNING HISTORY

R/2021/0162/CA Single storey detached building as new spa facility for hotel use including pool with sauna / steam rooms; treatment rooms; changing facilities and covered terrace. Approved 11/06/2021

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 period 13 representations have been received objecting to the application and making the following comments;

- Similar conditions to the previous permission should be set.
- Concerns over privacy.
- Construction traffic should not use the shared access road.
- Out of date information.
- How will the use be controlled.
- Existing parking problems increased.
- First floor element raises concerns over impacts and privacy
- Frosted windows should be considered.
- Impacts on discharge of water and sewage.
- Climate change / environmental impacts.
- Drawings incorrect.
- Contrary to policies and Management Plan.
- Impact on trees.
- Impact of vent / noise and smells.
- Meeting room – will this be a music / entertainment venue.
- Chemical storage.
- Adverse impact on the conservation area.
- Lack of disabled access.
- Traffic generation.

- Highways safety.

Saltburn, Marske and New Marske Parish Council (30/06/2022 – on originally submitted plans)

OBJECTIONS-over development of the site / not in keeping with the area / issues with sewage disposal-drainage

Northumbrian Water

17/06/2022

At this time the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

23/08/2022

At this time the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

Redcar and Cleveland Borough Council (Conservation Advisor)

01/07/2022

Objection on a precautionary basis to ensure the proposal accords with Policy HE1 of the adopted Local Plan. The increased height of the building over the 2021 scheme must be fully considered and the application fails to provide any illustration of its context and its part in the street scene. The Design and Access and Heritage Statement clarifies that the proposed building is 3.6m in height, but without knowing the height of neighbouring Brockley Hall that figure is difficult to appreciate and a contextual drawing would be helpful.

Caution is also required in determining exact finish, it being essential that the scheme is perfectly executed in both material and detail to ensure it preserves the character of the conservation area as required by Policy HE1. Most concerning is an indication in the supporting details that what are assumed on the drawing to be stone architectural features may be finished in render, so clarification is required. Details of other architectural character such as the corbels and banding also need to be established.

More broadly, as a standalone building the proposal appears an improvement over the previous application, the continual ridge height throughout resulting in a more coherent and traditional appearance. The projecting gable with what is anticipated to be a stone projection forming the eastern elevation stands slightly forward of the established building line, though it confidently addresses the street scene and, if executed correctly, should have a positive influence by reinforcing the architectural tradition of the immediate area and diluting the impact of the somewhat muted Huntcliff Court and rearward extension to Brockley Hall itself.

The covered terrace will be less visible, screened by existing hedge growth and the trunks of mature trees growing within the boundary. However, to complement the arboreal character of this part of the conservation area and to ensure a sympathetic development, the canopy would need to be of timber and not metal as specified in the elevational drawing.

Overall therefore, it is anticipated that this objection can be removed once satisfactory details are received which would demonstrate that the character of the conservation area will be preserved.

01/09/2022

No objection as the revised proposal along with extra indicative drawings demonstrate that the proposal will preserve the character of Glenside and the setting of nearby listed buildings as required by Policies HE1 and HE2 of the adopted Local Plan, allowing the former objection to be removed. On matters of architectural detailing, the use of artificial stone for the prominent architectural features is considered to be capable of producing an appropriate finish, cast stone porticos for example having already being successfully used in other buildings. The specification of hardwood canopies is also welcomed.

The submitted street scene elevations show that the increased height of this proposal over the previous approval still preserves the relationship between it and neighbouring buildings, the spa structure being of subservient scale to historic Brockley Hall within whose curtilage it is built.

Should this application be approved the following conditions are suggested:

- Prior to any development above ground level and notwithstanding the details provided on the submitted plans and elevations, approval of the exact details*

of the design of the portico on the east elevation, drawn at a scale of not less than 1:20, shall be obtained from the Local Planning Authority.

REASONS: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan.

- Prior to any development above ground level, full details of the roof eaves overhang, window and door rebates and reveals and finish of stone window and door surrounds, shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

REASONS: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan.

- Prior to any development above ground level in pursuance of this permission, full details and/or samples of all materials including bricks, masonry, roof tiles/slates and watertables/copings, rainwater gutters and pipes, windows and doors, canopies and roof lanterns, to be used in the external elevations and for the roof, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

REASONS: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan.

- Prior to installation, full details of the design and construction of the canopy shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

REASONS: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan

**Redcar and Cleveland Borough Council (Environmental Protection)
(Contaminated Land) (04/07/2022)**

No objections

**Redcar and Cleveland Borough Council (Environmental Protection)
(Nuisance) (04/07/2022)**

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 proposed development is in close proximity to residential development whose amenity could be affected by dust and noise from construction activities.

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

Prior to commencement of construction, a CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following;

- i) The parking of vehicles for site operatives and visitors;*
- ii) Loading and unloading of plant and materials;*
- iii) Storage of plant and materials used in constructing the development;*
- iv) The erection and maintenance of security hoarding including decorative displays;*
- v) Wheel washing facilities;*
- vi) Measures to control the emission of noise, dust and vibration during the construction period.*
- vii) A scheme for recycling/disposing of waste resulting from construction works.*

REASON: To protect the amenity of nearby residents and in the interests of highway safety.

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.

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 principle of development

The application site is located within the development limits and within an established residential area. The principle of a detached building in this location is acceptable and the proposal would accord with the aims of policy SD3 of the Local Plan.

The impacts on the character and appearance of the area

The application has been amended through the lifetime of the application in order to address the initial concerns raised by the Councils Conservation Officer. The amended design has the potential to be a real asset to the town architecturally although there still need to be agreement over the materials which can be conditioned should planning permission be granted.

Given the scale of buildings in the area the proposal is considered to be suitable for the location and would not have an adverse impact on the street scene or the wider conservation area. The development would be read within the context of the two existing large buildings, Brockley Hall and Huntcliff Court. The development would not detract from these buildings and as shown on the submitted street scene drawings would complement the character of the area. The increased height is considered acceptable.

The proposal is 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.

The proposal would preserve the wider conservation area and the application accords with policy HE1 of the Redcar and Cleveland Local Plan and the guidance within the Saltburn Conservation Area Management Plan Supplementary Planning Document.

The impacts on neighbour amenity

Given the location and relationships to existing properties there would no overbearing impacts and the proposal raises no issues in terms of overlooking or loss of privacy. Sufficient separation distances are provided between the proposal and existing residential properties.

Given the location Environmental Protection have recommended the use of conditions in relation to working hours. Such a condition is considered reasonable and should be attached if planning permission is granted.

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 impacts on highways safety

The vehicular access to the site is unaffected by the development and parking continues to be provided within the site. The proposed development is to be used in conjunction with the existing hotel facility and therefore raises no issues in terms of parking or access.

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.

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 outside of the catchment for nutrient neutrality and 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 HE1, SD3 and SD4 of the Redcar and Cleveland Local Plan and the Saltburn Conservation Area Management 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 08/06/2022
Proposed Site Plan received by the Local Planning Authority on 08/06/2022
Proposed Ground Floor Plan received by the Local Planning Authority on 08/06/2022
Proposed First Floor Plan received by the Local Planning Authority on 08/06/2022
Proposed Roof Plan received by the Local Planning Authority on 08/06/2022
Proposed Elevations received by the Local Planning Authority on 22/08/2022

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 commencement of construction, a CEMP shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following:
 - i) The parking of vehicles for site operatives and visitors;
 - ii) Loading and unloading of plant and materials;
 - iii) Storage of plant and materials used in constructing the development;
 - iv) The erection and maintenance of security hoarding including decorative displays;
 - v) Wheel washing facilities;
 - vi) Measures to control the emission of noise, dust and vibration during the construction period.
 - vii) A scheme for recycling/disposing of waste resulting from construction works.REASON: To protect the amenity of nearby residents and in the interests of highway safety.
5. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.
REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.
6. Prior to any development above ground level and notwithstanding the details provided on the submitted plans and elevations, approval of the exact details of the design of the portico on the east elevation, drawn at a scale of not less than 1:20, shall be obtained from the Local Planning Authority. The development shall be completed in accordance with the approved details.
REASON: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by polices HE1 & HE2 of the Local Plan.
7. Prior to any development above ground level, full details of the roof eaves overhang, window and door rebates and reveals and finish of stone window and door surrounds, shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.
REASON: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by polices HE1 & HE2 of the Local Plan.
8. Prior to any development above ground level in pursuance of this permission, full details and/or samples of all materials including bricks, masonry, roof tiles/slates and watertables/copings, rainwater gutters and pipes, windows and doors, canopies and roof lanterns, to be used in the external elevations and for the roof, shall be submitted to and approved

in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan.

9. Prior to installation, full details of the design and construction of the canopy shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON: To safeguard the special character of the conservation area and the settings of adjacent listed buildings, as required by policies HE1 & HE2 of the Local Plan

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.

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2022/0572/CA
LOCATION:	CORONATION PARK CORONATION ROAD/WESTFIELD TERRACE LOFTUS
PROPOSAL:	REDEVELOPMENT OF EXISTING PARK INCLUDING NEW 17 SPACE CAR PARK; VEHICULAR AND PEDESTRIAN ACCESSES; ASSOCIATED GROUND WORKS; PLAY/COMMUNAL AREAS; BOUNDARY FENCING AND LANDSCAPING

<https://planning.redcar-cleveland.gov.uk/Planning/Display?applicationNumber=R%2F2022%2F0572%2FCA>

APPLICATION SITE AND DESCRIPTION

Permission is sought for the redevelopment of existing park including new 17 space car park; vehicular and pedestrian accesses; associated ground works; play/communal areas; boundary fencing and landscaping at Coronation Park, Coronation Road/Westfield Terrace, Loftus.

The proposed development involves the remodelling of the exiting park to provide a car park at the western side, a larger grassed area to the centre, a play area on the eastern side and a boulevard pathway leading up to Duncan Place.

The application has been accompanied by existing and proposed elevation and floor plans, drainage plans and landscaping plans. The application has also been supported by the following technical documents:

- Arboricultural Impacts Assessment
- Biodiversity Report
- Flood Risk Assessment
- Landscape Design Statement
- Outdoor lighting report
- Preliminary Ecological Assessment

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
SD7 Flood and Water Management
LS3 Rural Communities Spatial Strategy
HE1 Conservation Areas

PLANNING HISTORY

R/2022/0273/F3 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
Approved 23/06/22

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 period three letters of objection have been received raising the following comments:

- Do not agree the park needs a total redesign
- Some of the trees are very old
- Park has remained unaltered for generations
- Redesign will remove history and appeal of the park
- Several trees and benches are memorials what is to happen to these
- Park needs money spending on it to return it to former glory
- Park is a safe area for children to play
- Providing car park will reduce space for people to enjoy
- Concern of traffic increase on Westfield Terrace
- Concern of visibility for vehicles entering and leaving car park
- Spaces on road will be lost as a result of works
- Concern that 15 trees are to be removed
- No need for a play area within the park as there is one close by
- Why does Coronation Park need to be used as an event space
- What is the need for a car park

Loftus Town Council (03/08/2022)

Loftus Town Council supports this application as part of the wider regeneration plans for Loftus. Loftus Town Council welcomes the use of plants being reused in other areas of the town, and considers this should be promoted. Suggestion that any memorial plaques on benches not being reused in the park should be removed and refixed to the replacement seating.

**Redcar and Cleveland Borough Council (Conservation Advisor)
(25/07/2022)**

No objection as the proposal is considered to preserve the character of the conservation area as required by Policy HE1 of the adopted Local Plan. It is acknowledged that this proposal fundamentally changes the character of the park by introducing an informal flowing style of landscaping, thereby also altering its relationship with surrounding built development. The current formal layout could be considered to complement the regimented architecture seen in the former school and surrounding houses, such as those comprising Westfield Terrace and the detached housing along Coronation Road. Considerations therefore hinge upon the significance of those relationships and the contribution the current landscaping of the park makes to the character of the conservation area.

The key to understanding that significance is how the park evolved and the contribution it made, if any, to the development of the surroundings. Historic OS maps show that the plot formerly contained a building, the positioning of which would have obscured the prime elevation of the school building. An aerial photograph dated 1932 appears to show the plot sub-divided into allotments and further evidence of that use is available on the East Cleveland Image Archive. It is therefore apparent that the site was, until the transformation into Coronation Park, undeveloped and saw an ad-hoc use linked to the practical requirements of local inhabitants, meaning that the imposition of formal landscaping can be viewed as a standalone development rather than being intrinsically linked to the development of Westfield Terrace and Duncan Place.

Whilst the park does provide an appropriate setting for the surrounding housing, it also acts as a barrier between Westfield Terrace and the school, the planting being an effective visual screen contributing to the relegation of what should be a key civic building into a position of obscurity. This proposal is anticipated to effectively address that situation in conjunction with the enhanced proposed access from Zetland Road. The wide path and new planting scheme mean that the site retains an aesthetic quality and still fulfils the role of a public park but will also act as a curtilage to the former school. The result will enhance the prominence of the non-listed yet still significant building, the concealed positioning of which is ostensibly due to an apparent historical lack of planning during the rapid Victorian expansion of the town. Overall therefore, the proposal is considered to be effective in addressing a historic shortcoming by drawing the schoolhouse into the conservation area, changing but not harming the context of surrounding built development.

**Redcar and Cleveland Borough Council (Development Engineers)
(04/08/2022)**

No objections on highway grounds. The existing TRO on Westfield Terrace will require amending however I understand this will be covered by the wider works in Loftus. Whilst there are 2 EV points within the car park, could one of the end bays become a space for disabled users?

**Redcar and Cleveland Borough Council (Local Lead Flood Authority)
(19/08/2022)**

The LLFA have reviewed the submitted information and would offer no objection in principle. The development is to be restricted to greenfield run off (5l/s) and is to discharge to NWL system, Contact shall be made with NWL to obtain approval to discharge at a max of 5l/s. Sufficient storage is to be provided within site.

Additional information is required and can be secured by condition. Please condition standard condition 3 to ensure that a site specific management plan all surface water features, including hydrobrake and storage along with all other aspects.

Please further condition the FRA and drawing CK-XX-XX-DR-C-52-100 Rev P1 as approved documents detailing that the development shall be carried out strict accordance.

**Redcar and Cleveland Borough Council (Environmental Protection)
(Contaminated Land) (11/08/2022)**

A desk study does not highlight any past contaminative historic use, pollution episodes or that it is affected by contamination from adjoining land.

The applicant should be aware of his responsibilities under para 178 of the NPPF

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation) and

b) that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

As a precaution I would therefore recommend the following condition to cover unexpected contamination that may be encountered during the development

- *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 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

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance) (29/07/2022)

With reference to the above planning application, I would confirm that I have assessed the amended documents with regard to the proposed lighting scheme at the development and have no comments to make regarding this, I would however reiterate my previous comments with regard noise and dust from the development potentially affecting the amenity of neighbouring properties and would recommend 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.*

REASON: In the interest of neighbour amenity.

- *Prior to the commencement of construction details of a dust mitigation strategy for the construction phase of the development shall be submitted to the Local Planning Authority for approval in writing. The approved strategy shall be implemented in its entirety and maintained throughout the period of construction.*

REASON: In the interests of neighbour amenity.

**Redcar and Cleveland Borough Council (Natural Heritage Manager)
(15/07/2022)**

Good to see that newly planted trees will be included within the project. As usual, we would like to see net gain in terms of biodiversity

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 contamination and nuisance
- The impacts on drainage

The principle of development

The application site is located within the development limits. The site is currently a public park within an area with a mix of uses including residential properties to the north and west, with a terrace of commercial properties to the south and the existing community buildings to the east.

The principle of the redevelopment of the park in this location is acceptable and the proposal accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

The impacts on the character and appearance of the area

The proposed development seeks to retain the site as a public park. It is noted that the proposed works will result in the loss of existing mature trees to facilitate the provision of the new boulevard leading to Duncan Place. While the loss of the existing trees is regrettable, it is considered the loss is on balance acceptable to provide the views towards Duncan Place as detailed further below in the comments from the conservation officer. It is also noted that the development proposes a detailed landscaping scheme for the site, including replacement trees. Although it is acknowledged that the replacement trees are of less mature specimens to those being removed, it is considered that through the retention of a number of trees mainly on the boundary of the site, the overall character and appearance of the area will not be adversely impacted upon.

The proposed access at the southeast corner from Zetland Terrace is considered to be of an acceptable scale and design for the location and its surroundings. The provision of this access is not considered to have an adverse impact on the character and appearance of the wider area.

The application site is situated within Loftus conservation area. The proposed development has therefore been considered by the Council's conservation officer. The following comments have been provided in response to the proposed development:

No objection as the proposal is considered to preserve the character of the conservation area as required by Policy HE1 of the adopted Local Plan. It is acknowledged that this proposal fundamentally changes the character of the park by introducing an informal flowing style of landscaping, thereby also altering its relationship with surrounding built development. The current formal layout could be considered to complement the regimented architecture seen in the former school and surrounding houses, such as those comprising Westfield Terrace and the detached housing along Coronation Road. Considerations therefore hinge upon the significance of those relationships and the contribution the current landscaping of the park makes to the character of the conservation area.

The key to understanding that significance is how the park evolved and the contribution it made, if any, to the development of the surroundings. Historic OS maps show that the plot formerly contained a building, the positioning of which would have obscured the prime elevation of the school building. An aerial photograph dated 1932 appears to show the plot sub-divided into allotments and further evidence of that use is available on the East Cleveland Image Archive. It is therefore apparent that the site was, until the transformation into Coronation Park, undeveloped and saw an ad-hoc use linked to the practical requirements of local inhabitants, meaning that the imposition of formal landscaping can be viewed as a standalone development rather than being intrinsically linked to the development of Westfield Terrace and Duncan Place.

Whilst the park does provide an appropriate setting for the surrounding housing, it also acts as a barrier between Westfield Terrace and the school, the planting being an effective visual screen contributing to the relegation of what should be a key civic building into a position of obscurity. This proposal is anticipated to effectively address that situation in conjunction with the enhanced proposed access from Zetland Road. The wide path and new planting scheme mean that the site retains an aesthetic quality and still fulfils the role of a public park but will also act as a curtilage to the former school. The result will enhance the prominence of the non-listed yet still significant building, the concealed positioning of which is ostensibly due to an apparent historical lack of planning during the rapid Victorian expansion of the town. Overall therefore, the proposal is considered to be effective in addressing a historic shortcoming by drawing the schoolhouse into the conservation area, changing but not harming the context of surrounding built development.

In light of the above comments, the proposed development is not considered to have an adverse impact on the conservation area.

The proposal is therefore considered to be suitable in relation to the proportions, 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 HE1 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

The closest residential dwellings to the proposed development due its location are those to the west on Westfield Terrace. While it is acknowledged that the development will result in a change of outlook for these dwellings, the scale and design of the development is not considered to result in conditions that would have an adverse impact on living conditions and require the application to be refused.

The proposed development 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

The works proposed do alter vehicular access and parking provision at the site. The proposed development will result in the provision of a 17 space car park within the site and reorientation of a small number of parking spaces on the public highway to provide suitable visibility splay at the entrance to the car park.

The application has been considered by the Council's development engineers who have advised that they have no objection to the proposed development. It is noted that the development seeks to provide 2 electric vehicle (EV) parking spaces, which given the scale of the car park if considered appropriate. A request has been made that one disabled bay be provided within the car park. It is considered that this can be achieved by way of planning condition.

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 impacts on contamination and nuisance

The application has been considered by the Council's environmental protection section with regard to the generation of nuisance and contamination. No objection has been raised on either of these matters, however conditions are suggested to cover unexpected contamination and the working hours at the site. Given the information provided in support of the application, the location of the development site and the proposed end use, the suggested conditions are considered to be reasonable and will be attached to the approval.

A condition has been proposed with regard to a scheme for dust. It is considered given the scale of the development, the need for such a condition is not required, and therefore will not be attached to the decision.

The proposal therefore accords with parts b, d and n of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on drainage

The application has been supported by a Flood Risk Assessment which has been assessed by the LLFA. The development is to be restricted to greenfield run off (5l/s) and is to discharge to Northumbrian Water (NWL) system. The developer should ensure that contact is made with NWL to obtain approval to discharge at a max of 5l/s.

Additional information is considered to be required in the form of a site specific management plan for all surface water features, including hydrobrake and storage. It is considered that this can be secured by way of a planning condition.

The proposal therefore accords with policy SD7 of the Redcar and Cleveland Local Plan.

Other matters

The application has been supported by ecological and arboricultural reports. These reports conclude that the development will not have an adverse impact subject to the implementation of suitable measures. These will be secured by way of planning conditions.

Comments have been made with regard to the loss of memorial trees and benches as a result of the proposed development. These comments are noted and have been passed onto those delivering the development to find a suitable solution.

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

CONCLUSION

For the reasons outlined above the proposal is considered acceptable. The extensions 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 HE1 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 12/07/22
General Arrangement Plan (Dwg No. D294.L.004) received by the Local Planning Authority on 05/07/22
Demolitions Plan (Dwg No. D294.L.003) received by the Local Planning Authority on 05/07/22
On street Markings and Site Entrance Plan (Dwg No. CK-XX-DR-C-90-300) received by the Local Planning Authority on 05/07/22
Boundary Railings Plan (Dwg No. D294.D.005) received by the Local Planning Authority on 05/07/22
Proposed Levels (Dwg No. CK-XX-XX-DR-C-90-200) received by the Local Planning Authority on 05/07/22
Planting Proposals (Dwg No. D294.P.008) received by the Local Planning Authority on 05/07/22
Engineering Arrangements (Dwg No. CK-XX-XX-DR-C-52-100) received by the Local Planning Authority on 05/07/22
Proposed Lighting Details (Dwg No. SLDS-3833-1300-02) received by the Local Planning Authority on 05/07/22
Proposed Lighting Layout (Dwg No. SLDS-3833-1300-01) received by the Local Planning Authority on 27/07/22
Feature Wall Detail (Dwg No. D294.D.007) received by the Local Planning Authority on 05/07/22
Proposed Handrail Details (Dwg No. D294.D.006) received by the Local Planning Authority on 05/07/22
Site Sections (Dwg No. CK-XX-XX-DR-C-90-400) received by the Local Planning Authority on 12/07/22

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. The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment (Coronation Park June 2022) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the development is carried out in accordance with approved details relating to works involving drainage matters

5. The recommendations set out within section 6.2 of the Preliminary Ecological Appraisal (November 2021) received by the Local Planning Authority on 05/07/22 shall be carried out in full as part of the development.

REASON: To ensure the development does not have an adverse impact with regard to ecological matters in accordance with policy N4 of the Local Plan.

6. Prior to the car park hereby approved coming into use, two electric vehicle charging bays and one disabled user bay shall be provided and retained thereafter.

REASON: To ensure a suitable form of development from a highway safety and parking provision perspective.

7. The recommendations set out within section 5.2 of the Tree and Hedgerow Survey (November 2021) received by the Local Planning Authority on 05/07/22 shall be carried out in full as part of the development.

REASON: To ensure the development does not have an adverse impact with regard to ecological matters in accordance with policy N4 of the Local Plan.

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: The applicant is requested to engage with local residents to ensure that any memorial plaques on benches or associated trees that are not being retained or reused at the site are suitably replaced at the site.

AGENDA ITEM 8

APPLICATION NUMBER	LOCATION	PROPOSAL	DECISION DATE	DECISION
R/2022/0491/FF	64 HUMMERSHILL LANE MARSKE BY THE SEA TS11 7DH	DEMOLITION OF EXISTING DETACHED GARAGE; PART SINGLE STOREY AND PART TWO STOREY SIDE EXTENSION; SINGLE STOREY REAR EXTENSION AND REAR DORMER EXTENSION	08/08/2022	GRANT PLANNING PERMISSION
R/2020/0820/ESM	LAND BOUNDED BY TEESWORK ROAD INFRASTRUCTURE TO NORTH WEST; EAST AND SOUTH AND TEES DOCK ROAD TO WEST LACKENBY	OUTLINE PLANNING APPLICATION FOR DEVELOPMENT OF UP TO 92,903SQM (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	08/08/2022	GRANT OUTLINE CONSENT
R/2022/0564/AD	WOODCROSS GATE RESIDENTIAL DEVELOPMENT NORMANBY	DISPLAY OF 6 FLAG POLES; 8 NON-ILLUMINATED LEADER BOARD SIGNS; 1 NON-ILLUMINATED TRI--STACK SIGN AND 1 NON-ILLUMINATED DIRECTIONAL SIGN	08/08/2022	APPROVE ADVERT CONSENT
R/2022/0495/RT	47A BALMORAL ROAD LINGDALE TS12 3HW	SINGLE STOREY INFILL EXTENSION AND EXTERNAL ALTERATIONS TO FLAT ROOF DORMER TO FRONT (PART RETROSPECTIVE)	09/08/2022	GRANT PLANNING PERMISSION
R/2022/0586/FF	2 RYANS ROW MARSKE BY THE SEA REDCAR TS11 6HB	NEW SHOP FRONT; SINGLE STOREY EXTENSION WITH ACCESS DOOR AT REAR; ALTERATIONS TO EXISTING SERVICE YARD TO FORM 4 CAR PARKING SPACES AND NEW VEHICULAR ACCESS; SECURITY ROLLER SHUTTERS TO ALL WINDOW AND DOORS	09/08/2022	GRANT PLANNING PERMISSION
R/2022/0558/TC	24 YEARBY ROAD YEARBY TS11 8HF	FELLING OF 1 WILLOW TREE	09/08/2022	WITHDRAWN
R/2022/0568/CA	DAIRY COTTAGE MICKLOW LANE LOFTUS TS13 4JE	REPLACEMENT WINDOWS FROM TIMBER TO UPVC (8 WINDOWS)	09/08/2022	WITHDRAWN
R/2022/0521/CA	VISTA MAR SALTBURN BANK SALTBURN BY THE SEA TS12 1HH	REPLACE TWO TIMBER PERGOLAS WITH TWO ALUMINIUM RETRACTABLE AWNING STRUCTURES WITH FULL-HEIGHT GLAZING	09/08/2022	GRANT PLANNING PERMISSION

R/2022/0394/FF	23 SOUTHGATE ESTON TS6 8HU	GROUND AND FIRST FLOOR REAR EXTENSION	10/08/2022	GRANT PLANNING PERMISSION
R/2022/0544/TR	71 CRICKET LANE NORMANBY MIDDLESBROUGH TS6 0HJ	FELLING OF 1 SYSCAMORE TREE (L/TPO/NO.34)	10/08/2022	GRANT CONSENT FOR TREE WORKS
R/2022/0567/TC	ORMESBY HALL CHURCH LANE ORMESBY MIDDLESBROUGH TS7 9AS	TREE SAFETY MANAGEMENT WORKS TO FELL 66 ASH TREES	10/08/2022	NO OBJECTIONS
R/2022/0357/CD	14 FARNDALE ROAD NUNTHORPE MIDDLESBROUGH TS7 0HG	DISCHARGE OF CONDITIONS 3 (LEVELS) 4 (CONSTRUCTION METHODOLGY) 5 (MATERIALS EXTERNAL) AND 6 (MATERIALS HARD SURFACE) OF PLANNING PERMISSION R/2021/0537/FF FOR THE DEMOLITION OF EXISTING GARAGE AND REPLACE WITH DETACHED TWO STOREY DWELLING INCLUDING NEW VEHICULAR ACCESS	10/08/2022	CONDITION DISCHARGE GRANTED
R/2022/0554/TC	WILTON GOLF CLUB WILTON CASTLE LANE WILTON VILLAGE REDCARTS10 4QY	FELLING OF 12 DISEASED CHESTNUT TREES AND FELLING OF 34 DEAD AND DYING LEYLANDII CONIFER TREES	10/08/2022	NO OBJECTIONS
R/2022/0533/FF	15 KENSINGTON AVENUE NORMANBY MIDDLESBROUGH TS6 0QQ	TWO STOREY EXTENSION AT SIDE INCLUDING DORMERS AT FRONT AND REAR	11/08/2022	GRANT PLANNING PERMISSION
R/2022/0582/FF	23 BLENHEIM AVENUE MARSKE BY THE SEA REDCAR TS11 6BB	FRONT PORCH; INSTALLATION OF SECOND FLOOR WINDOW AT SIDE AND SINGLE STOREY EXTENSION WITH EXTERNAL FLUE AT REAR	11/08/2022	GRANT PLANNING PERMISSION
R/2022/0589/FF	11 HARDALE GROVE REDCAR TS10 5JG	SINGLE STOREY EXTENSION AT SIDE	11/08/2022	GRANT PLANNING PERMISSION
R/2022/0509/FF	1 WHITECLIFF COTTAGES WHITECLIFF TERRACE LOFTUS TS13 4AN	TWO STOREY EXTENSION INCLUDING CHIMNEY AT SIDE AND ASSOCIATED CAR PARKING AT REAR	11/08/2022	GRANT PLANNING PERMISSION

R/2022/0522/FF	LAND ADJACENT TO 16 BROCKLESBY ROAD GUISBOROUGH TS14 7PX	CHANGE OF USE OF PUBLIC OPEN SPACE TO RESIDENTIAL GARDEN AND BOUNDARY FENCE AT 1.8M HIGH	11/08/2022	GRANT PLANNING PERMISSION
R/2021/1048/FFM	FORMER REDCAR STEELWORKS (TEESWORKS) LAND TO WEST OF WARRENBY REDCAR	ENGINEERING OPERATIONS ASSOCIATED WITH GROUND REMEDICATION AND PREPARATION OF THE SITE	11/08/2022	GRANT PLANNING PERMISSION
R/2022/0550/TR	1 AND 3 GRANGE COURT BROTTON TS12 2ZU	LIMB REMOVAL TO 2 (NO) HORSE CHESTNUT AND ONE ELM	11/08/2022	GRANT CONSENT FOR TREE WORKS
R/2022/0437/FF	7 SEYMOUR CLOSE MARSKE BY THE SEA REDCAR TS11 7EE	TWO STOREY FRONT EXTENSION AND DOUBLE DORMER EXTENSION TO FRONT	11/08/2022	GRANT PLANNING PERMISSION
R/2022/0606/TC	21 MICKLOW LANE LOFTUS TS13 4JE	PRUNE AND REDUCTION OF HEIGHT 1 ASH TREE AND 1 SYCAMORE TREE	11/08/2022	NO OBJECTIONS
R/2022/0547/VC	LAND TO REAR (WEST) OF THE GLOBE 81 NORTHGATE GUISBOROUGH TS14 6JP	VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING APPROVAL R/2020/0824/FF TO ALLOW FOR INCREASE IN ROOF HEIGHT TO ACCOMMODATE ADDITIONAL BEDROOM, ADDITIONAL ROOFLIGHTS AND ADDITIONAL WINDOWS TO FRONT ELEVATION	12/08/2022	GRANT PLANNING PERMISSION
R/2022/0344/RT	21 - 23 HIGH STREET LINGDALE TS12 3DZ	AMENDED FRONT ELEVATION APPROVED UNDER R/2021/0171/FF TO ALTER SHOP FRONT AND PROVIDE COAL/WOOD STORE (RETROSPECTIVE)	15/08/2022	GRANT PLANNING PERMISSION
R/2022/0520/CA	FORMER NEWBOULDS 59-61A WESTGATE GUISBOROUGH TS14 6AF	SUBDIVISION OF VACANT RETAIL UNIT TO CREATE 2 SEPARATE COMMERCIAL UNITS INCLUDING NEW SHOPFRONTS	15/08/2022	GRANT PLANNING PERMISSION
R/2021/0950/FF	1 BEADNELL WAY REDCAR TS10 2QU	DEMOLITION OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY EXTENSION AT REAR, FIRST FLOOR EXTENSION ABOVE GARAGE; INSTALLATION OF 3 DOUBLE VELUX ROOF LIGHTS AT FRONT AND 3 DOUBLE VELUX ROOF LIGHTS TO REAR	16/08/2022	GRANT PLANNING PERMISSION

R/2022/0552/FF	109 WHEATLANDS PARK REDCAR TS10 2PG	SINGLE STOREY EXTENSION AT SIDE; PART SINGLE/ PART TWO STOREY EXTENSION AT REAR; PART SINGLE/ PART TWO STOREY EXTENSION AT FRONT INCLUDING BALCONY ABOVE; DORMER EXTENSION AT FRONT AND RENDERING TO ALL EXTERNAL ELEVATIONS	16/08/2022	GRANT PLANNING PERMISSION
R/2022/0559/CA	9 BATH STREET SALTBURN BY THE SEA TS12 1BJ	SINGLE STOREY EXTENSION AT REAR; INSTALLATION OF 6 ROOF-MOUNTED SOLAR PANELS AND 1 VELUX ROOF TUNNEL AT FRONT AND 6 ROOF-MOUNTED SOLAR PANELS AT REAR	18/08/2022	GRANT PLANNING PERMISSION
R/2022/0387/FFM	LAND OFF HARCOURT ROAD SOUTH BANK	ERECTION OF 18 INDUSTRIAL UNITS (6 SEPARATE BLOCKS) INCLUDING ASSOCIATED CAR PARKING; LANDSCAPING AND 2.4M HIGH SECURITY GALVANISED PERIMETER FENCING	18/08/2022	GRANT PLANNING PERMISSION
R/2022/0616/FF	7 BEECH GROVE SOUTH BANK MIDDLESBROUGH TS6 6ST	SINGLE STOREY EXTENSION AT SIDE	18/08/2022	GRANT PLANNING PERMISSION
R/2022/0584/HN	39 WHINFELL DRIVE NORMANBY MIDDLESBROUGH TS6 0BG	SINGLE STOREY EXTENSION AT REAR EXTENDING 5.00 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 3.70 METRES; HEIGHT TO EAVES 2.80 METRES	18/08/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2021/0726/CA	LAND ADJACENT TO SUNCROFT CHAPEL STREET GUISBOROUGH TS14 6QE	PAIR OF SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING AND BOUNDARY FENCING	19/08/2022	GRANT PLANNING PERMISSION
R/2022/0592/AD	PETS AT HOME UNIT M CLEVELAND RETAIL PARK TS6 6UX	DISPLAY OF 1 INTERNALLY ILLUMINATED FASCIA SIGN	19/08/2022	APPROVE ADVERT CONSENT
R/2022/0560/FF	26 OAKWOOD GARDENS TEESVILLE MIDDLESBROUGH TS6 0GG	CONVERSION OF EXISTING GARAGE INTO HABITABLE ACCOMMODATION INCLUDING WINDOW IN LIEU OF GARAGE DOOR AND WIDENING OF EXISTING DRIVE	19/08/2022	GRANT PLANNING PERMISSION

R/2022/0565/FF	SITE TO SOUTH OF CHURCH DRIVE (WEST OF SALTERS LANE) BOOSBECK	ERECTION OF 8 SEMI DETACHED BUNGALOWS WITH GARAGES, ASSOCIATED VEHICULAR AND PEDESTRIAN GATED ACCESS AND LANDSCAPING	19/08/2022	GRANT PLANNING PERMISSION
R/2022/0626/FF	41 STOCKDALE AVENUE REDCAR TS10 5EF	DEMOLITION OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY REAR EXTENSION	19/08/2022	GRANT PLANNING PERMISSION
R/2022/0649/CD	LAND NORTH OF WOODCOCK WOOD AND WEST OF FLATTS LANE NORMANBY	DISCHARGE OF CONDITION 26 (ARTWORK PROPOSAL) OF OUTLINE PLANNING PERMISSION R/2016/0326/OOM (GRANTED ON APPEAL REFERENCE: APP/V0728/W/16/3158336) FOR RESIDENTIAL DEVELOPMENT INCLUDING NEW VEHICULAR AND PEDESTRIAN ACCESSES, INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT FOR ACCESS)	19/08/2022	CONDITION DISCHARGE GRANTED
R/2022/0219/FFM	39-41 ESPLANADE REDCAR TS10 3AG	DEMOLITION OF THE EXISTING COMMERCIAL BUILDING; CONSTRUCTION OF FIVE STOREY BUILDING COMPRISING GROUND TWO FLOOR RETAIL UNITS AND 17(NO) SELF-CONTAINED APARTMENTS ABOVE	22/08/2022	WITHDRAWN
R/2022/0633/FF	496 WEST DYKE ROAD REDCAR TS10 4QL	SINGLE STOREY EXTENSION AT FRONT	22/08/2022	GRANT PLANNING PERMISSION
R/2022/0617/HN	9 MEADWAY REDCAR TS10 4QW	DEMOLITION OF EXISTING CONSERVATORY AND REPLACE WITH SINGLE STOREY EXTENSION AT REAR EXTENDING 5.00 METRES BEYOND THE REAR WALL OF THE ORIGINAL HOUSE; MAXIMUM HEIGHT 3.52 METRES; HEIGHT TO EAVES 2.40 METRES	23/08/2022	HOUSEHOLDER PRIOR APPROVAL NOT REQUIRED
R/2022/0575/FF	LAND SOUTH EAST OF BRITISH SUB AQUA CLUB ADJACENT TO SOUTH GARE ACCESS ROAD REDCAR	PROVISION OF TIMBER BOARDWALK (36M x 1.2M) WITHIN THE DUNES	31/08/2022	GRANT PLANNING PERMISSION
R/2022/0613/RT	25 PRIORY CLOSE GUISBOROUGH TS14 6EL	SINGLE STOREY SUMMERHOUSE WITH COVERED DECKING AREA AT REAR (RETROSPECTIVE)	31/08/2022	GRANT PLANNING PERMISSION

R/2022/0587/CD	LAND AT SOUTH BANK WHARF REDCAR AND CLEVELAND	DISCHARGE OF CONDITION 5 (SURFACE WATER) OF PLANING PERMISSION R/2020/0684/ESM FOR DEMOLITION OF EXISTING REDUNDANT QUAY STRUCTURES, CAPITAL DREDGING AND DEVELOPMENT OF NEW QUAY AND ASSOCIATED WORKS (PHASE 1)	31/08/2022	CONDITION DISCHARGE GRANTED
R/2022/0645/CD	FORMER LUKE SENIOR PARK LANE GUISBOROUGH	DISCHARGE OF CONDITION 5 (BIODIVERSITY), 7 (CEMP), 8 DRAINAGE), 10 (EV CHARGING) & 11 (MATERIALS) OF PLANNING PERMISSION R/2021/0737/FFM FOR RESIDENTIAL DEVELOPMENT COMPRISING 9 NO. SUPPORTED, INDEPENDENT-LIVING APARTMENTS, COMMUNAL HUB (CONVERTIBLE INTO A 1B2P APARTMENT) AND 10 NO. QUARTER HOUSES INTENDED FOR EITHER LOW-DEPENDENCY RESIDENTS OR GENERAL NEEDS AND ASSOCIATED LANDSCAPING	01/09/2022	CONDITION DISCHARGE GRANTED
R/2022/0561/RS	13 ROWLAND KELD GUISBOROUGH TS14 8BQ	TWO STOREY EXTENSION AT SIDE AND SINGLE STOREY EXTENSION AT REAR INCLUDING DEMOLITION OF EXISTING GARAGE (RESUBMISSION)	01/09/2022	GRANT PLANNING PERMISSION
R/2022/0563/FF	4 HAWESWATER ROAD REDCAR TS10 1LP	DEMOLITION OF EXISTING CONSERVATORY AND ATTACHED GARAGE AND REPLACE WITH SINGLE STOREY EXTENSION INCLUDING EXTERNAL FLUE AT REAR/SIDE; FIRST FLOOR EXTENSION AND PORCH AT FRONT; DORMER EXTENSIONS AT FRONT AND REAR, RENDERING TO ALL EXTERNAL ELEVATIONS; VARIOUS REPLACEMENT WINDOWS AND DETACHED DOUBLE GARAGE AT REAR	01/09/2022	GRANT PLANNING PERMISSION
R/2022/0600/CD	BAYSDALE COTTAGE GUISBOROUGH TS14 8HE	DISCHARGE OF CONDITION 3 (REPLANTING) OF TREE APPLICATION R/2022/0396/TR TO FELL 6 PINE TREES (T2, T4, T5, T6, T7 & T8) AND 2 BEECH TREES (T9 & T10)(L/TPO/49)	01/09/2022	CONDITION DISCHARGE GRANTED
R/2022/0601/FF	THE OLD FACTORY SITE LANTSBERY DRIVE LIVERTON TS13 4QZ	SINGLE STOREY UTILITY BLOCK	01/09/2022	GRANT PLANNING PERMISSION
R/2022/0623/TC	12 NORTH TERRACE SKELTON TS12 2ES	REMOVAL OF MULTISTEMMED GOAT WILLOW (T1); REMOVAL OF GOAT WILLOW (T2); REMOVAL OF SYCAMORE (T3) TREES	01/09/2022	NO OBJECTIONS

R/2022/0579/PNC	47 HIGH STREET REDCAR TS10 3BZ	PRIOR APPROVAL FOR THE PROPOSED CHANGE OF USE AND CONVERSION OF UPPER FLOORS (OFFICE/STORAGE) UNDER USE CLASS E TO DWELLINGHOUSES CLASS C3 (1 X 4 BEDROOM APARTMENT) UNDER TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER (AS AMENDED) SCHEDULE 2, PART 3, CLASS MA	01/09/2022	PRIOR APPROVAL REQUIRED AND GRANTED
R/2022/0648/TC	SKELTON CASTLE MARSKE LANE TS12 2HF	FELLING OF 1 WILD CHERRY TREE (T1)	01/09/2022	NO OBJECTIONS
R/2022/0528/CA	34 EDEN STREET SALTBURN BY THE SEA TS12 1JZ	SINGLE STOREY EXTENSION WITH REPLACEMENT ACCESS DOOR AT REAR	01/09/2022	GRANT PLANNING PERMISSION
R/2022/0546/CA	19 WINDSOR ROAD SALTBURN BY THE SEA TS12 1AX	LOFT CONVERSION (RETROSPECTIVE)	01/09/2022	WITHDRAWN
R/2021/0923/FF	28 GUISBOROUGH ROAD NUNTHORPE MIDDLESBROUGH TS7 0LA	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION TO REAR AND SHEDS TO THE SIDE AND REPLACE WITH SINGLE STOREY EXTENSIONS TO THE SIDE AND SINGLE STOREY EXTENSION TO THE REAR	02/09/2022	GRANT PLANNING PERMISSION
R/2022/0403/CA	10 AVON CLOSE SALTBURN BY THE SEA TS12 1LU	TWO STOREY SIDE EXTENSION	02/09/2022	GRANT PLANNING PERMISSION
R/2022/0420/FF	2 BERNALDBY AVENUE GUISBOROUGH TS14 8DB	EXTEND ROOF HEIGHT TO ALLOW EXTENSION OF FIRST FLOOR AND ADDITION OF SECOND FLOOR; SINGLE STOREY EXTENSION TO FRONT OF GARAGE	02/09/2022	GRANT PLANNING PERMISSION
R/2022/0618/CA	38 MARSKE MILL LANE SALTBURN BY THE SEA TS12 1HR	GREENHOUSE AT REAR	05/09/2022	GRANT PLANNING PERMISSION
R/2022/0446/CA	16 HIGH STREET ORMESBY MIDDLESBROUGH TS7 9AG	PROVISION OF VEHICULAR ACCESS AND OFF STREET CAR PARKING SPACE AT SIDE AND PORCH TO SIDE ELEVATION	05/09/2022	GRANT PLANNING PERMISSION

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 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. 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 th January 2022.	Served S215 Notice on 6 th January 2022.	To Monitor.

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	Ground floor Bay window to be replaced initially. Followed by first floor windows.
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.	Legal Services have commenced prosecution proceedings.
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.	The door and frame have been replaced with timber of appropriate style and the plywood boards have been removed from the windows. Case closed.

Section 106 Agreements currently under negotiation.

Application Number	Application site	Head of terms	Agreement Stage
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

Redcar and Cleveland Borough Council

APPLICATIONS FOR DEEMED CONSENT

15/09/2022

Application Number: R/2022/0572/CA

Proposal: REDEVELOPMENT OF EXISTING PARK INCLUDING NEW 17 SPACE CAR PARK; VEHICULAR AND PEDESTRIAN ACCESSES; ASSOCIATED GROUND WORKS; PLAY/COMMUNAL AREAS; BOUNDARY FENCING AND LANDSCAPING

Location: CORONATION PARK CORONATION ROAD/WESTFIELD TERRACE LOFTUS

SEE ATTACHED REPORT

Application Number: R/2022/0581/F3

Proposal: REFURBISHMENT OF EXISTING BUILDING INCLUDING INTERNAL AND EXTERNAL ALTERATIONS; NEW ENTRANCE DOORS/ACCESS; REFURBISHMENT OF CLADDING AND INSTALLATION OF 1.8M HIGH TIMBER GATE

Location: ORMESBY LIBRARY SUNNYFIELD ORMESBY TS7 9BL

GRANT DEEMED CONSENT

Application Number: R/2022/0596/F3

Proposal: EXTERNAL REFURBISHMENT TO FACADE; INTERNAL ALTERATIONS TO PROVIDE NEW PRINCIPLE ENTRANCE FOR COMMUNITY CENTRE AND LIBRARY SPACE; PROVISION OF 1.8M TIMBER SCREEN FENCING TO EXISTING FIRST FLOOR TERRACE AREA; CHANGE OF USE AND CONVERSION OF FIRST FLOOR DWELLINGHOUSE INTO COMMUNITY CENTRE INCLUDING NEW FIRE EVACUATION LIFT PROJECTING ONTO ROOF TOP

Location: LABURNUM ROAD LIBRARY 338 LABURNUM ROAD REDCAR TS10 3QR

GRANT DEEMED CONSENT

Redcar and Cleveland Borough Council
APPLICATIONS FOR DEEMED CONSENT

15/09/2022