



Regulatory Committee

10th November 2022

Regulatory Committee - Procedures

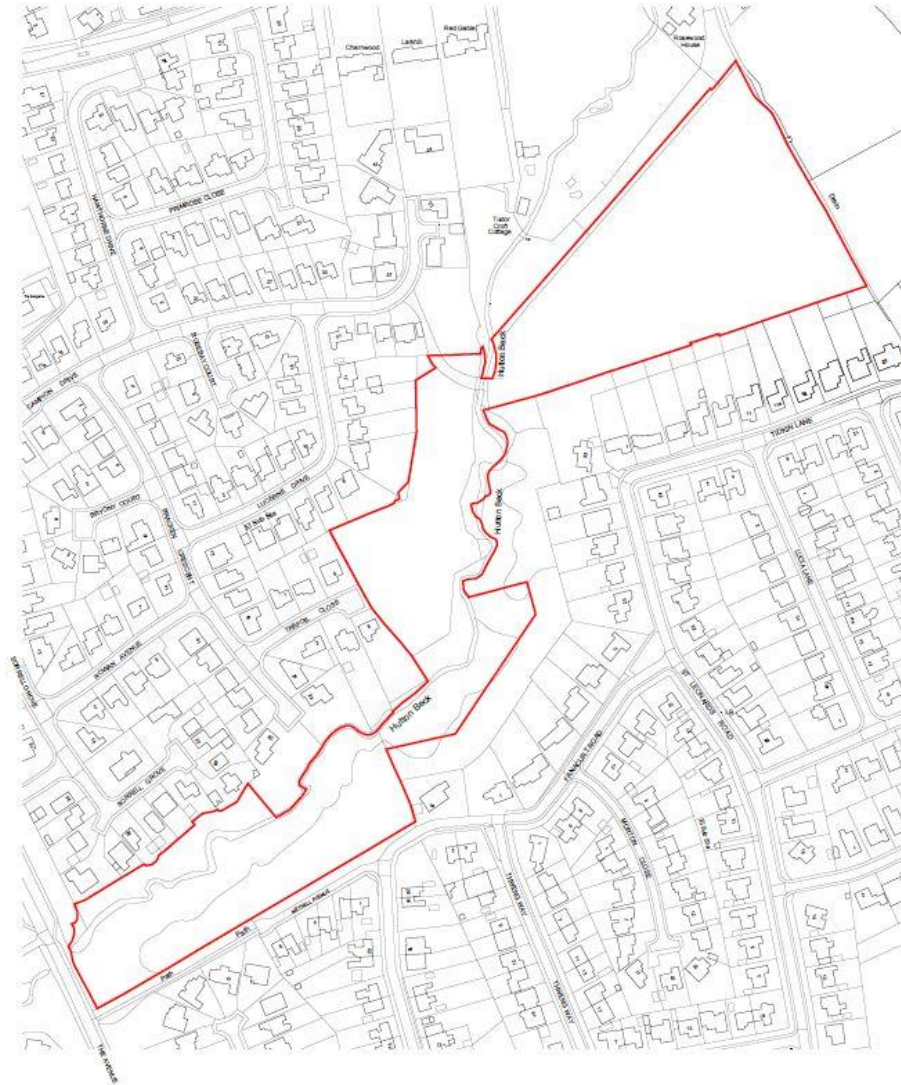
- **Planning officer's report prepared for all applications (pre-circulated):**
 - **summarises views of consultees; any comments received to the public consultation and information received from the applicant;**
 - **considers policy context and other material planning considerations;**
 - **makes a 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



Project Name	Land of Trefoil Close, Guisborough		
Client	Newsett Homes		
Project Number	R/2021/0986/FFM		
Date	18.10.21	Version	01
Author	DR	Checked	DR
Drawn	DR	Approved	DR
Scale	1:1000	Project	R/2021/0986/FFM
Sheet	01	Client	Newsett Homes
Scale	1:1000	Project	R/2021/0986/FFM
Sheet	01	Client	Newsett Homes



R/2021/0986/FFM Trefoil Close, Guisborough Location Plan

Land off Trefoil Close, Guisborough
 Indicative Site Layout
 1:1000@A1



Accommodation Schedule				
House Type	Area (sqft)	Quantity	Total Area (sq ft)	
AFFORDABLE UNITS				
A2	2 bed terraced semi detached	738	4	2,952
A3	2 bed terraced semi detached	900	6	5,400
		TOTAL AFFORDABLE	10	8,352 sq ft
OPEN MARKET UNITS				
N303A	3 bed semi detached	1,000	10	10,000
N303B	3 bed semi detached	1,000	12	12,000
N304	3 bed detached integral garage	1,000	5	5,000
N401	4 bed detached	1,178	3	3,534
N402	4 bed detached integral garage	1,246	3	3,738
N403A	4 bed detached	1,364	6	8,184
N403B	4 bed detached corner	1,388	3	4,164
N404	4 bed detached integral garage	1,410	6	8,460
N405	4 bed detached integral garage	1,538	2	3,076
N407	4 bed detached	1,560	3	4,740
		TOTAL OPEN MARKET	55	69,300 sq ft
		TOTAL OVERALL	65	77,652 sq ft



HOUSE TYPE N303B
3 Bed Semi Detached
93.0 sq.m / 1000 sq. ft.

Note: These drawings may be based on plan information of adjacent plots and are subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or erecting structure. This drawing is not to be used. Use figured dimensions only. Structural elements are shown on 'Structural Floor'. Fixings shall be fixed to adjacent over the course of the design process due to ongoing consultation and development. Request to submit approvals and survey. The bar above is to show that the drawing has been printed to scale.



First Floor Plan



Front Elevation



R.H.S. Elevation



Ground Floor Plan



Rear Elevation



L.H.S. Elevation

Rev	Date	Description	Drawn/Checked
Project: Land off Trefoil Close, Guisborough Drawing: House Type N303B Elevation Style: Brick Client: Newsett Homes			
Site Name/Address: SUITABLE FOR INFORMATION Site Suitability Class: B2			
Status:	Planning	2/Approved/3/000-000/000	000-000/000
Date:	10.11.2021	0000-0000-0000	0000-0000-0000
Drawn:	NT	LEEDS	LONDON
Checked:	CR	0121 854111	0121 854111
Scale (A1):	1:100		
0795 - EA - A - P006 -			

R/2021/0986/FFM Trefoil Close, Guisborough

House Type

HOUSE TYPE N402
4 Bed Detached Integral Garage
115.8 sq.m / 1246 sq.ft



First Floor Plan

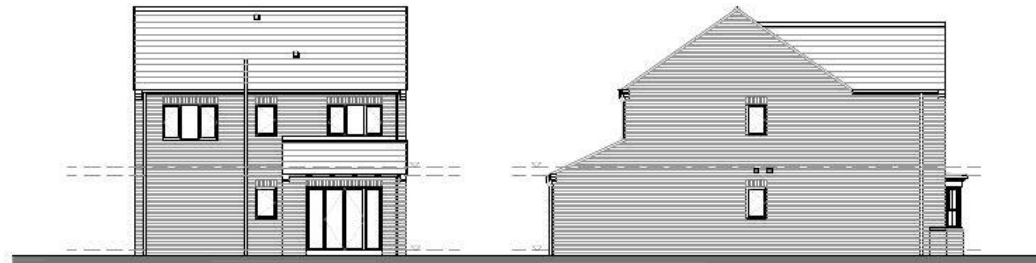


Front Elevation

R.H.S. Elevation



Ground Floor Plan



Rear Elevation

L.H.S. Elevation

Note: Details and materials may be based on prior information of site conditions and are subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be used for any other purpose. It is the client's responsibility to ensure that all necessary permissions, including but not limited to, are obtained before the commencement of the design process. Due to copyright, certain images, including photographs, included in this drawing are not shown. The drawings are to be used for information only and are not to be used for any other purpose. The drawings are to be used for information only and are not to be used for any other purpose. The drawings are to be used for information only and are not to be used for any other purpose.

No.	Date	Description	Drawn	Checked
Project: Land off Trefoil Close, Guisborough				
Drawing: House Type N402				
Elevation Style - Contrasting Brick				
Client: Newcott Homes				
BIM Subject Description: SUITABLE FOR INFORMATION				
BIM Subject Code: 00				
Status:	Planning	07/06/2021	002 Day Noel	
Date:	10.11.2021			
Drawn:	NT	LEEDS	LONDON	
Checked:	CR	07/06/2021	002 Day Noel	
Scale:	1:100			
edward architecture				
0795 - EX - A - PT14 -				

R/2021/0986/FFM Trefoil Close, Guisborough

House Type

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R/2021/0986/FFM Trefoil Close, Guisborough

Photographs

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R/2021/0986/FFM Trefoil Close, Guisborough

Photographs

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R/2021/0986/FFM Trefoil Close, Guisborough

Photographs



R/2021/0986/FFM Trefoil Close, Guisborough

Photographs



R/2021/0986/FFM Trefoil Close, Guisborough

Photographs



Planning Application R/2021/0986/FFM
Mike Heagney's presentation

24th July 1967 - Sewage Pollution in Hutton Beck

The photo above shows Mike Heagney with 127 trout which were poisoned when Hutton Beck was polluted on 24th July 1967 - 55 years ago.

Prior to this date, the beck was healthy.

This was the first of many hundreds of pollution incidents.

01

Hutton Beck Sewage Pollution



MR. MICHAEL HEAGNEY holds up one of the trout killed by a sewage leak into a stream running through gardens at Guisborough.

**Sewage
leak
kills off
trout**

Planning Application R/2021/0986/FFM
Mike Heagney's presentation:

June 21st 1976 - Sewage Pollution in Hutton Beck

The photo above shows Mike Heagney with more than 100 trout killed by sewage pollution.
Editorial from the Evening Gazette

SEWAGE which leaked into a trout stream running through about half a mile of gardens at Stokesley Road, Guisborough, yesterday killed more than 100 fish and destroyed the plant life in the water.

Mr. Michael Heagney, of Tudor Croft, Stokesley Road, said last night: "This has happened on a dozen occasions and the stream is now virtually dead.

"The last time sewage came through was in January, when all the fish were killed. We have bought fish and re-stocked the stream ourselves on five occasions, and the river authority has also re-stocked, because recently we were delighted to notice fish back in the stream which had swum upstream from Saltburn."

Two officials from the Northumbrian Water Authority went to the scene yesterday, and Mr. Heagney said: "They were most helpful. They spent some time tracing the overflow of sewage, which had come from a nearby private housing estate."

Mr. Ron Nicholas, Langbaugh Council's deputy engineer, said today: "We are going to have a detailed look at this to see if there is a fault in the system itself.

"The overflow is designed to act in times of flood when there is so much extra water that any sewage would be diluted. I suspect it has been caused by a blockage, and we want to confirm that regular inspections are being made."

02



Hutton Beck Sewage Pollution

Planning Application R/2021/0986/FFM
Mike Heagney's presentation:

20th October 2022 - Sewage Pollution in Hutton Beck

The above photo shows Brown Sewage Effluent exiting the overflow directly into the beck running through Mr Heagney's garden.

The Rivers Trust states that in 2021 this overflow released sewage 57 times and for 303 hours in total. This is a weekly occurrence. 303 hours at this huge volume could fill hundreds of swimming pools. In fact it pollutes Saltburn's beaches. Sadly fish are very rare and most of the vegetation is brown instead of green.

There is absolutely no spare capacity to add a further 65 houses.

03

Appendices to support an objection by Jill
Ellison R/2021/0986/FFM

Appendix A - *Prior planning decision should be a factor in this decision*

Extract from the planning inspectorate:

46. On balance, I consider that the loss to housing of a substantial part of the L3b land would not in present circumstances be outweighed by the advantages of this proposal. I accordingly conclude on the main issue that, for the time being at least, the whole of the land comprised in Policy L3b of the adopted Local Plan should, in so far as this letter can achieve that end, be safeguarded as a public amenity area.

Appendix B - The density of the proposal is not in keeping with the surrounding estate

Hutton Meadows Estate Comprising 179 (all detached) Homes



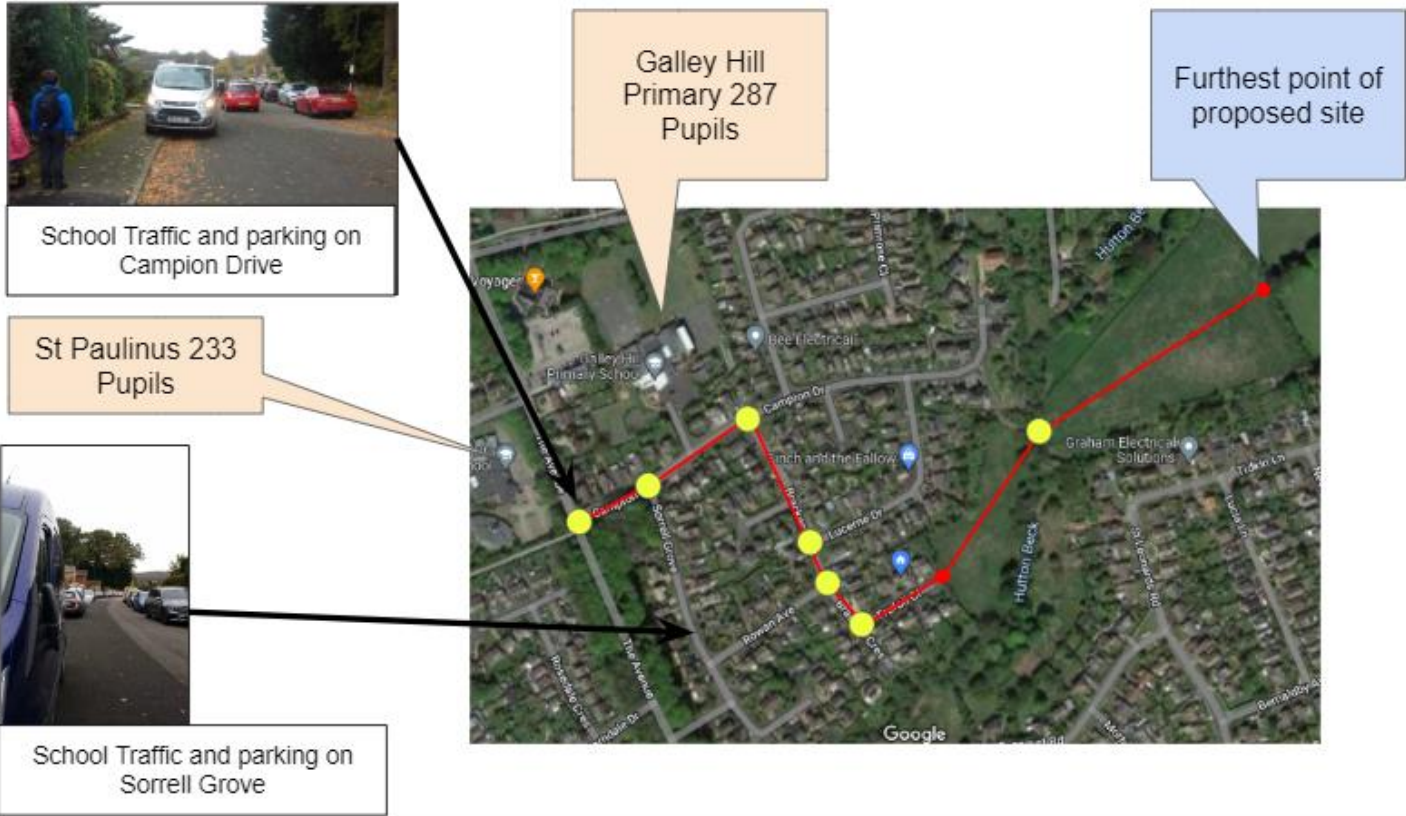
= **14.84** Homes per Hectare

Newett's Proposed Development of 65 Mixed Dwelling (Detached and Semi-Detached)



= **24.62** Homes per Hectare

Appendix C - The site has poor accessibility, is dangerous and is not sustainable



* Junctions to negotiate or pass before entering Trefoil Close

**Majority of Traffic (Including construction) will come from North (80% down Campion Drive by Newett's own assessment) past 2 primary schools and have to negotiate these junctions and parked cars

Appendix D - *The is no need or requirement for these homes to be built*

Extracts from the HELLA(Housing and Economic Land Availability Assessment):

“59 ... due to strong housing delivery performance and the healthy supply pipeline relative to the residual plan requirement, it is not currently anticipated that more sites would need to be brought forward for development before the end of the plan period in 2031/32. As such, it is reiterated that sites which are classed as potentially developable and are located outside development limits (or otherwise contrary to the development plan) would only be realistically developable after 2031/32.”

The HELLA goes on to state that:

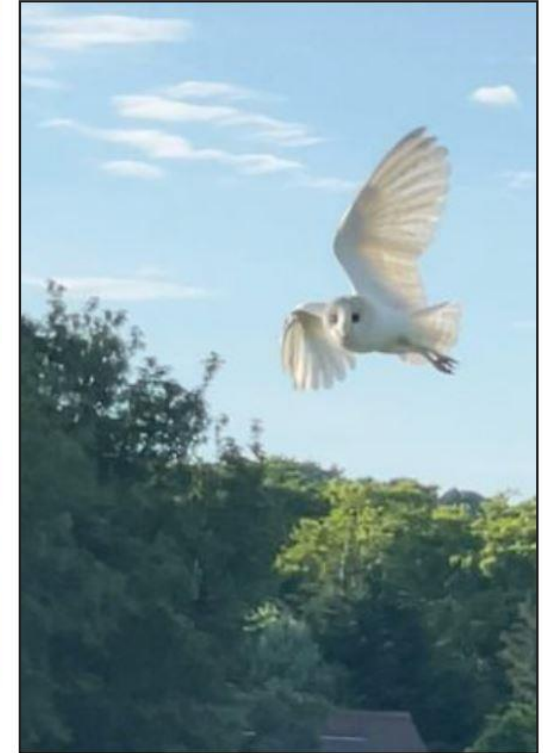
“3.4 Reflecting the strong recent delivery performance, it is noteworthy that the average annual requirement over the next five years (151) is considerably less than the annual minimum completion requirement in the Local Plan (234).”

SHLAA - Strategic Housing Land Availability Assessment

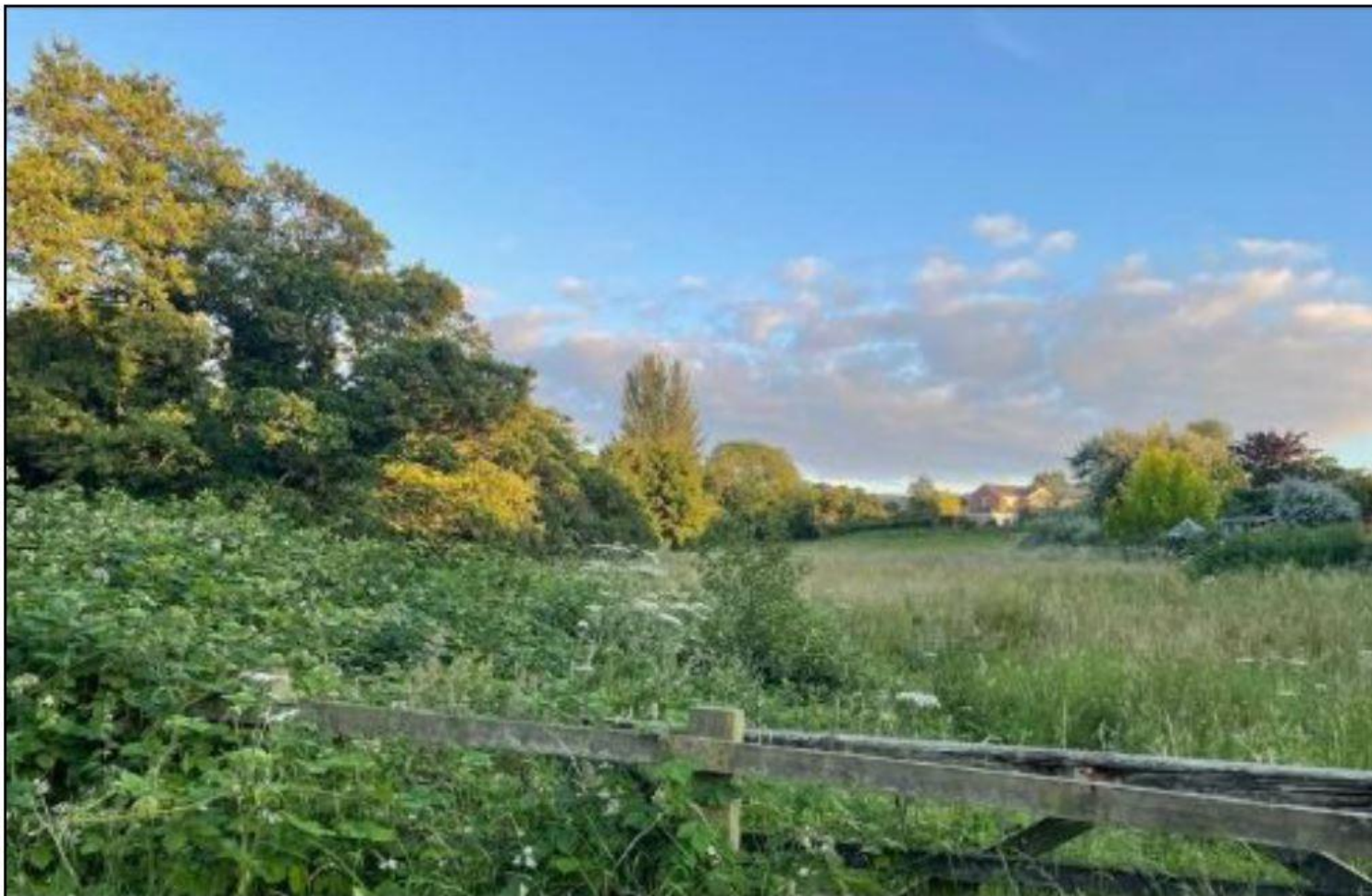


2 Barn Owls Hunting 21st June 2022 looking East across site-
Photographed by Julie Garbutt

The barn owl is on Schedule 1 of both the Wildlife and Countryside Act, 1981 and The Wildlife (Northern Ireland) Order, 1985; therefore **the birds, their nests, eggs and young are fully protected at all times throughout the UK.** (RSPB.org.uk)



Barn Owl Hunting 9th Dec
2021 - Photographed by
Martin Hansell



Hutton Meadows a Wildlife Haven on 22nd June 2022- Photographed by Julie Garbutt



Still of 2 Juvenile Otters travelling South along Campion Drive towards the proposed site taken from video footage on 1st Oct 2022- Filmed by Julie Garbutt

*Otters are designated and protected as **European protected species (EPS)**. EPS are protected under the Conservation of Habitats and Species Regulations 2017. It is an offence to: deliberately kill, injure, disturb or capture them, damage or destroy their **breeding sites and resting places** - even if otters are not present (gov.uk)*



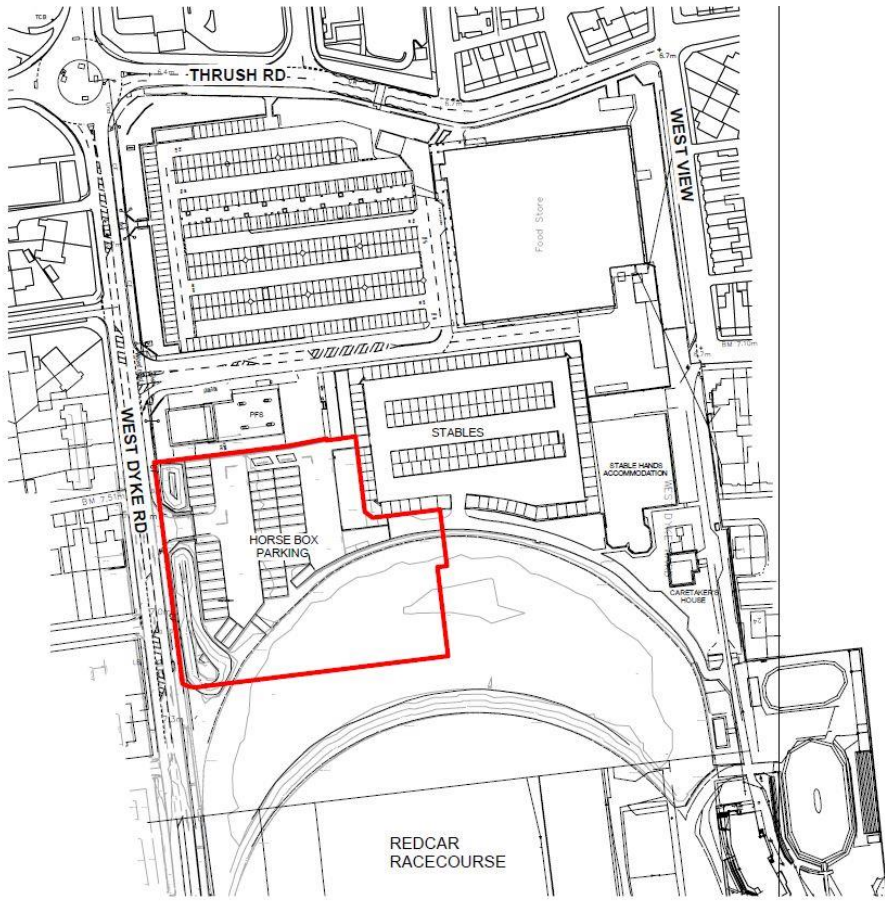
Great Crested Newt in the garden of 9 Tidkin Lane which backs onto the proposed site on 6th Oct 2022- Photographed Richard Graham

Great crested newts are a European protected species. The animals and their eggs, breeding sites and resting places are protected by law. (gov.uk)

R/2021/0986/FFM Trefoil Close, Guisborough

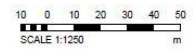
Resident information to circulate

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 This drawing is to be used solely for the information on this only.
 For other information refer to the latest revision of any cross-referenced drawings.
 To be read in conjunction with relevant design standards/conditions.

This is a colour drawing. In order to ensure any subsequent reproduction is viewed correctly it should be printed in full colour.



SITE AREAS - LUL		
NO.	USAGE	PERCENTAGE
1	LUL DEVELOP 1	0.79

P2 UPDATE REQUESTED ON PLANNING PACK & ANNOTATIONS	04.04.22	HF	JM
C1 ISSUED FOR PLANNING	03.12.21	MN	JM
P1 FIRST ISSUE	01.12.21	MN	DM
Rev.	Description	Date	By

SMR
 SMALLLEY MARBEY RISPIN
 ARCHITECTS
 Floor 2, The Exchange, Station Parade, Harrogate, HG1 1TS
 01453 707757
 smr@smallleymarbeyrispin.co.uk

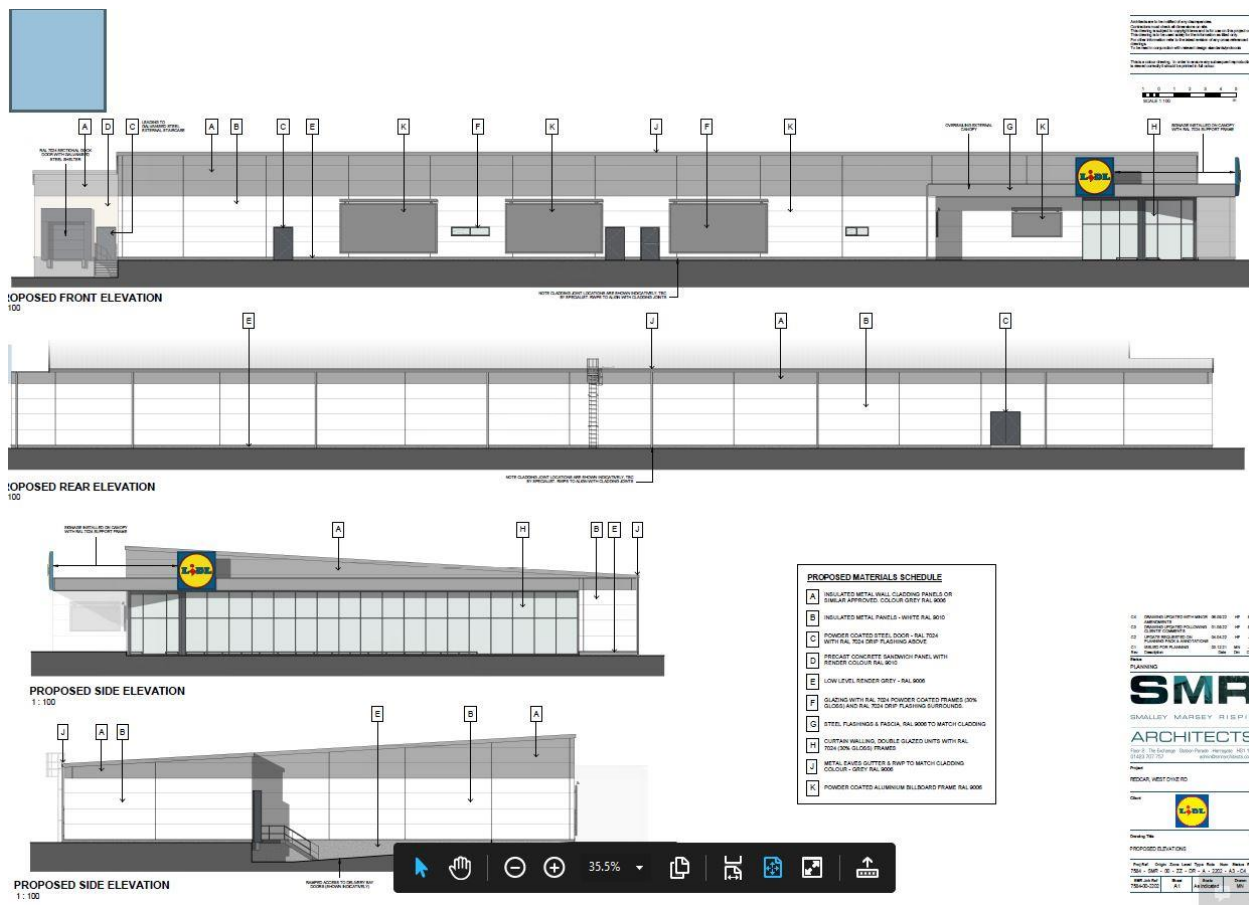
Project:
 Redcar, West Dyke Rd

Client:


Drawing Title:
 LUL - SITE LOCATION PLAN

Proj Ref	Origin	Zone/Level	Type	Rev	Num	Status	Rev
--7554-SMR-00-ZZ-DR-A-2101-A3-P2							

SMR Job Ref	Sheet	Scale	Drawn
7554-00-2101	A3	1:1250	MN





R/2022/0465/FFM Land at Redcar Racecourse

Photograph

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R/2022/0465/FFM Land at Redcar Racecourse

Photograph

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R/2022/0465/FFM Land at Redcar Racecourse

Photograph

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R/2022/0465/FFM Land at Redcar Racecourse

Photograph

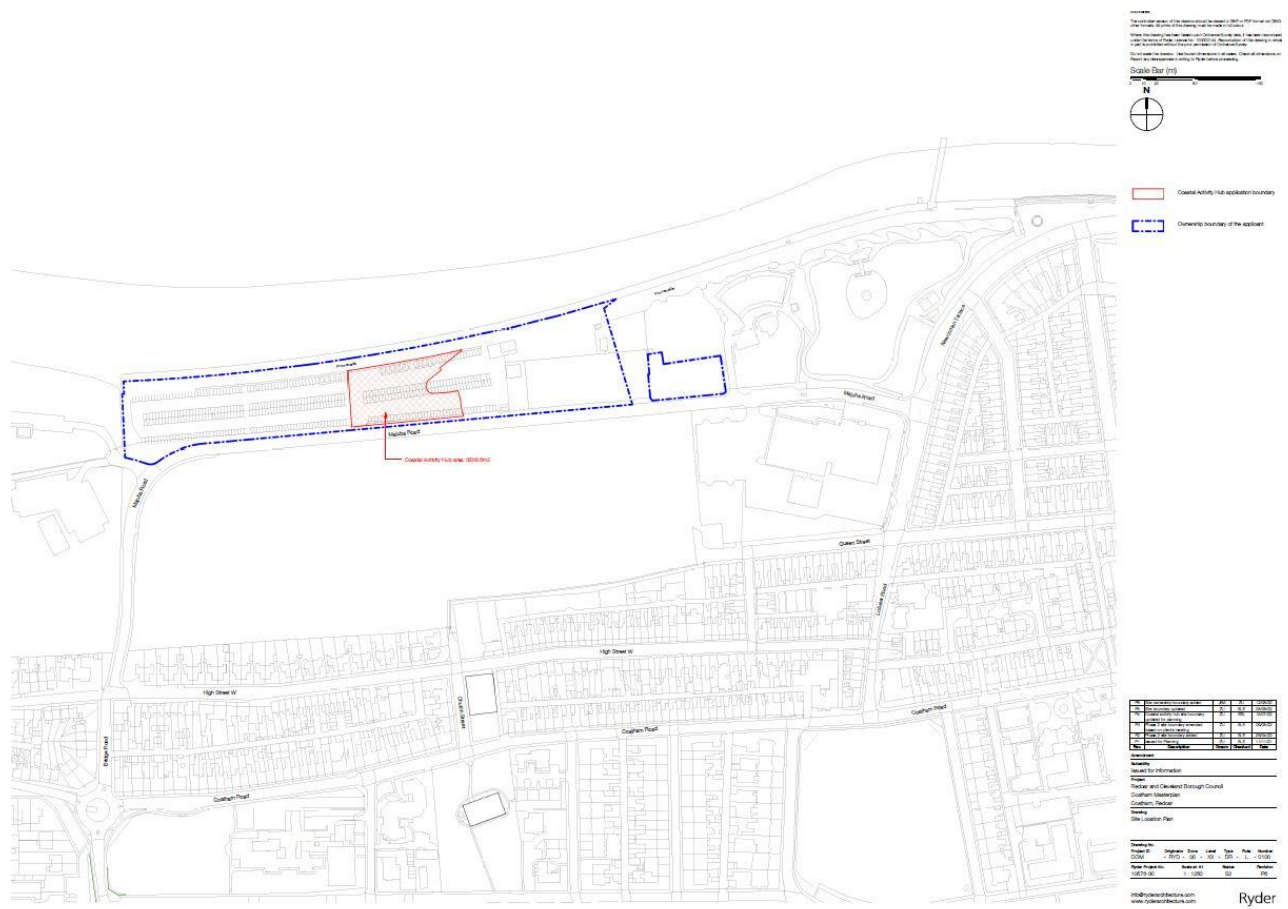
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R/2022/0465/FFM Land at Redcar Racecourse

Photograph

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NORTH SEA



Di. Car Park

Di. Car Park

ACC Park Deck

Extend of new construction indicative, size of construction excavation may vary

Existing Terminals to remain in existing hole, to be closely sealed and repaired where unobstructed.

New Terminals to be bed in, existing and made good. Existing levels to be retained.

Existing Terminals to remain in existing hole, to be closely sealed and repaired where unobstructed.

MAUBA ROAD

- Reference Drawings**
- COM-BSP-22-03-OR-04-02-00 - Site Location Plan
 - COM-BSP-22-03-OR-04-02-01 - Impactable Area Plan
 - COM-BSP-22-03-OR-04-02-02 - Road Construction Plan
 - COM-BSP-22-03-OR-04-02-03 - External Works Plan
 - COM-BSP-22-03-OR-04-02-04 - Drainage Plan
 - COM-BSP-22-03-OR-04-02-05 - Drainage Maintenance Plan



NOTE: For raised lighting and vehicle vehicle parking, full requirements see J11 Part 6 and 6.1. For landscape requirements refer to Colour Strategy.

NOTE: Car park accessibility provided on this COM-BSP-22-03-OR-04-02-01 if accommodation for existing ONLY. NO access to be provided based on the current accessibility. Further loading vehicles are located the site it is to be an engineer in place for access, improvement.

- DO NOT SCALE -

- NOTE:**
- Road and footpath surfaces are to meet architect's specification.
 - All levels are in metres to Ordnance Datum (m AOD).
 - The contractor is to check all dimensions and levels and report any discrepancies or omissions to the engineer.
 - All works and materials to be in accordance with:
 - Team Valley Design Guide current design standards.
 - New Road and Structures Act, 1991.
 - BDP Specifications.
 - This drawing is to be read only in conjunction with BDP specification and drawings.
 - All concrete for foundation to both channels and slippage shall be Class C30/37 (BS 5300) unless shown otherwise.
 - All ducts and channels shall be hydraulically pressed and comply in all respects with BS 7352 Part 1.
 - Ducts and channels shall be laid flat to line and level and shall not be backed with material and approved by the Engineer.
 - For all pipe areas refer to architect's specification & details.
 - Contractor is to allow for replacing all damaged kerbs and channels.
 - New kerb types are to be treated as per plan and details drawing.

13. Toler Car Parking Spaces = 36

On the analysis of all underground services have been identified and marked out. Refer to service providers drawings and to the utility survey drawings. Obtain confirmation services may exist. Check for services by carrying out a search with a cable avoidance tool.

- LEGEND**
- Proposed Asphalt Concrete - (Vehicle Traffic/Tracked Construction)
 - Proposed Asphalt Footway (Pedestrian Traffic/Tracked Construction)
 - Proposed Block Paved Footway (Pedestrian Traffic/Tracked Construction)
 - Proposed Block Paved Footway (Vehicle Traffic/Tracked Construction)

Levels

- +1.00 (D.L.) / +1.20 Existing Level
- +0.50 Proposed Level
- 0.10 Existing Ground Level (Topographic)

- Notes**
- Half ballasted kerb 125 x 255mm.
 - Drop kerb 125 x 255mm left right.
 - Per inch 50 x 150mm (set top).
 - Centre kerb 125 x 150 (double as per drawings) (Stone chert) (pedestrian kerb).
 - CC1 New Construction kerb (145 x 255mm) Laid with 120mm ballast.
 - CC2 New Construction kerb (145 x 255mm) Laid kerb on supporting base.
 - CC3 New Construction Drop kerb (L/R or R/L).

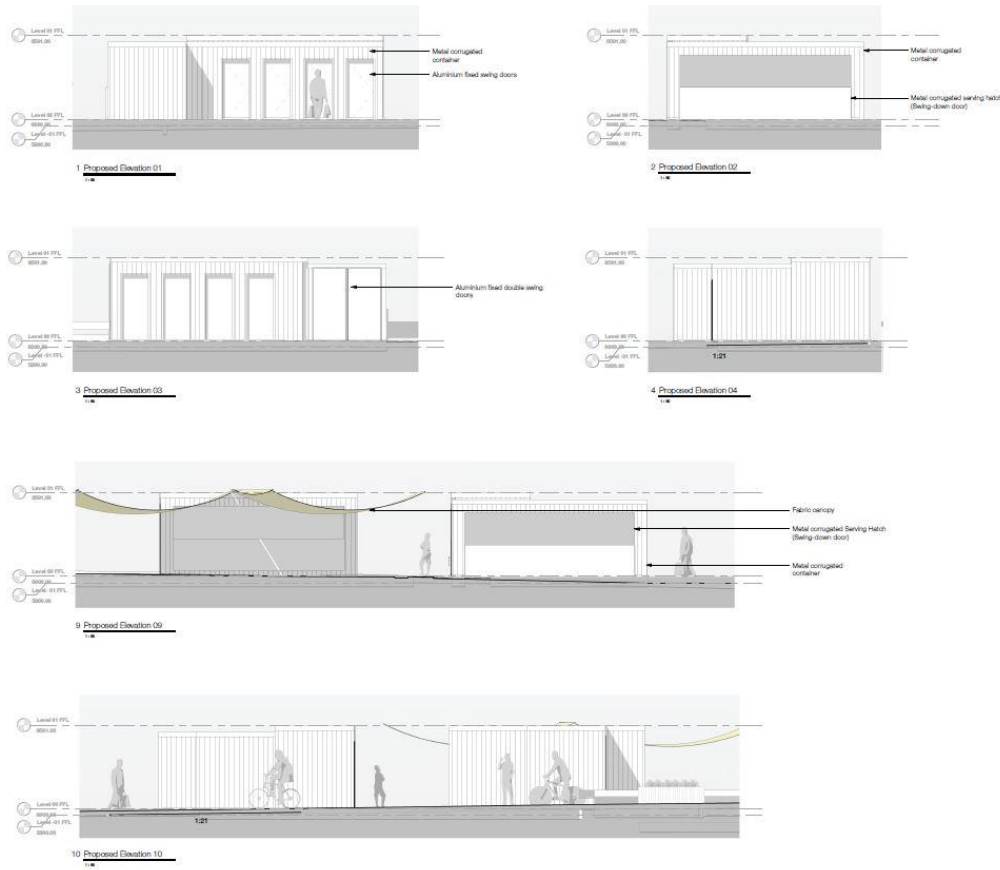
Issued for Comment	JAN	2022	JC	10.08.2022
Issued for Comment	JAN	2022	JC	18.09.2022
APPROVED BY	BR	2022	04/22	
Rev: 1 - 1. Preliminary; 2 - Tender; 3 - Construction; 4 - Final Construction Issue				
Approved on the basis of a preliminary plan and/or a preliminary design. It is not intended to be used for construction or to be used as a basis for any other design.				

Billinghurst George & Partners
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Client		Redcar & Cleveland Borough Council	
Project	County Activity Hub, Mauba Road, Redcar	Project No.	21/2723
Drawing Title			
Borough Works Plan			
Drawn	Date	Checked	Date
JAN	Jan 2022	JC	Jan 2022
Authorised	Designer	Witness	Level
BR	BR	XX	01
Type	Scale	Ratio	Impose/No.
DR	1:1	0'	02/10
File Reference			
COM-BSP-22-03-OR-04-02-01-10			

R/2022/0656/F3 – Majuba Road, Redcar
 Site plan

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11	Meeting 01/20	100	100	100/200
12	Meeting 02/20	100	100	100/200
13	Meeting 03/20	100	100	100/200
14	Meeting 04/20	100	100	100/200
15	Meeting 05/20	100	100	100/200
16	Meeting 06/20	100	100	100/200
17	Meeting 07/20	100	100	100/200
18	Meeting 08/20	100	100	100/200
19	Meeting 09/20	100	100	100/200
20	Meeting 10/20	100	100	100/200

Project: Ryderson
 Client: Ryderson
 Architect: Ryderson
 Date: 2020-01-20

R/2022/0656/F3 – Majuba Road, Redcar Elevations

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R/2022/0656/F3 – Majuba Road, Redcar
Photographs

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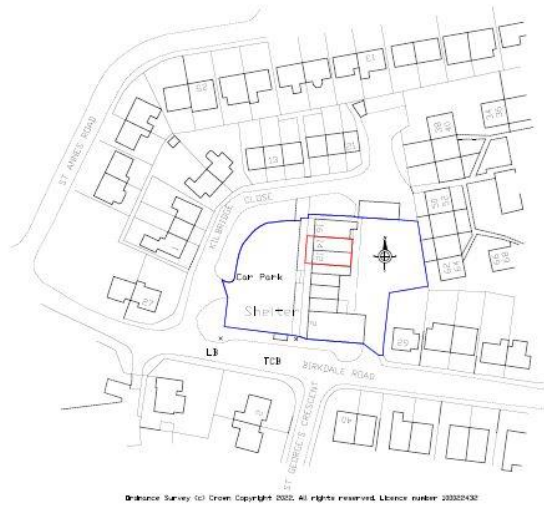
R/2022/0656/F3 – Majuba Road, Redcar
Cllr Baldwin Photos

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R/2022/0656/F3 – Majuba Road, Redcar
Cllr Baldwin Photos

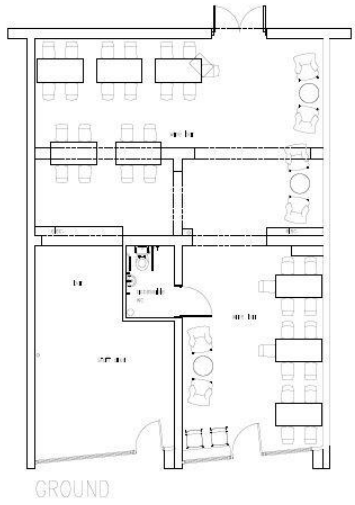
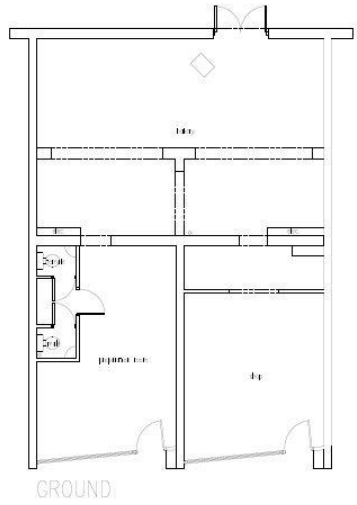
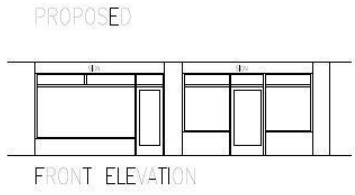
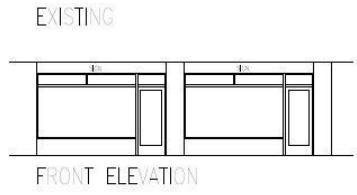
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R/2022/0607/FF Kilbridge Close
Location Plan

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PRELIMINARY ISSUE

ANDERSON ELLIS ARCHITECTURE
 1700 W. 14th Street, Suite 100
 Cleveland, OH 44115
 Phone: 216.781.1100
 Fax: 216.781.1101
 www.ae-arch.com

Conversion to Wine Bar
 12-14 Kilbridge Close
 New Market, TN 37137

AE/EL/EPD

Existing & Proposed Plans & Sections

Scale: 1/8"=1'-0"	2022/5/1/01
Revision: 2022	



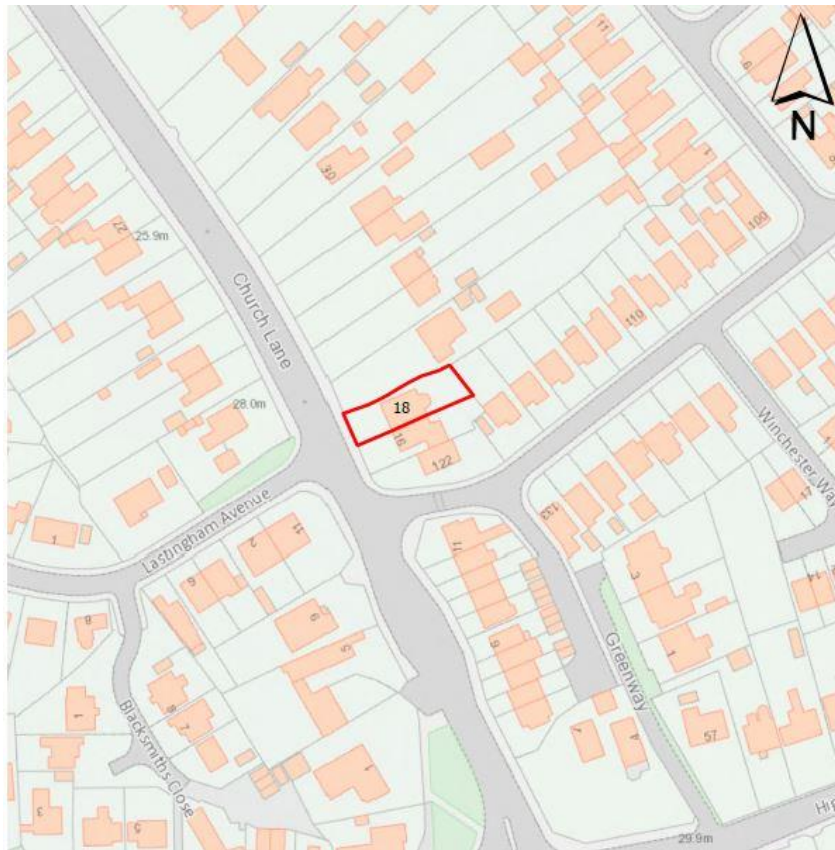
R/2022/0607/FF Kilbridge Close
Photographs

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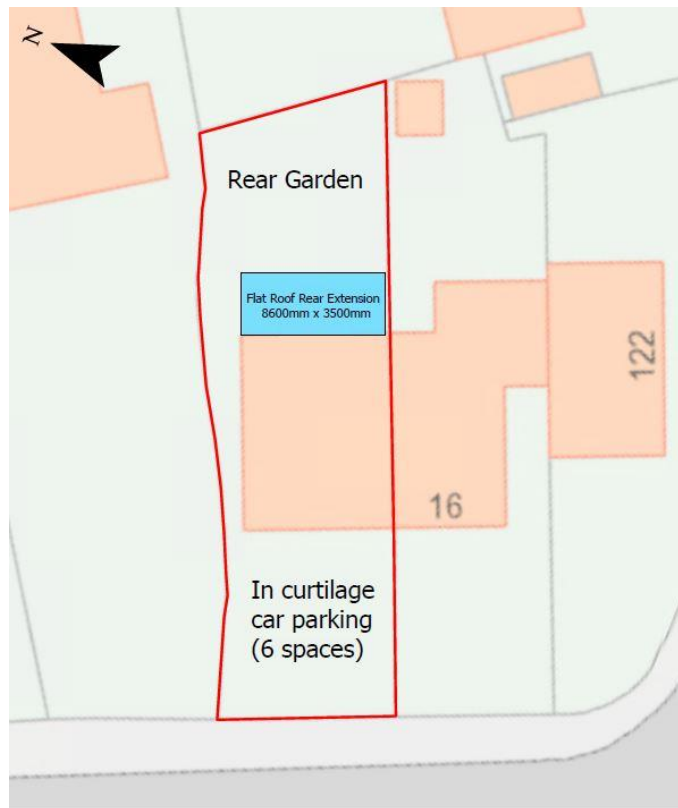
R/2022/0607/FF Kilbridge Close
Photographs

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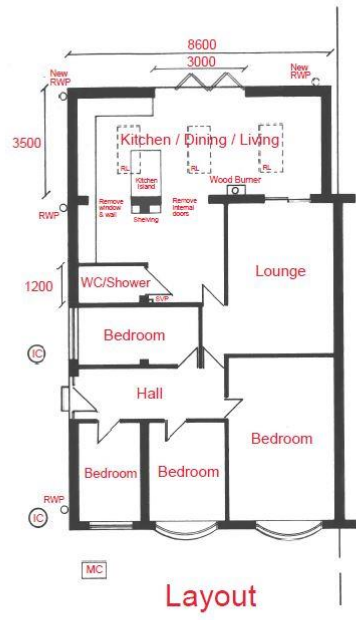
R/2022/0573/FF Church Lane
Location Plan

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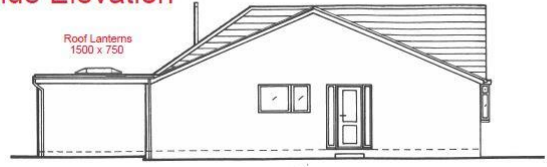


Proposed Plans (1:1000@A3)

Do not scale, all measurements (mm) to be checked on

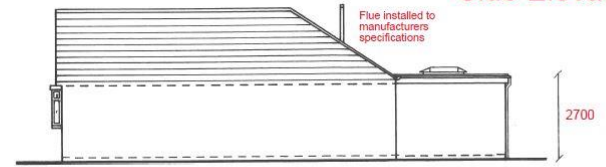


Side Elevation

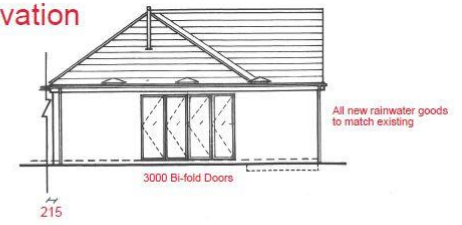


Foundations to be determined by LBC officer on site due to differing ground conditions

Side Elevation



Rear Elevation



18 Church Lane, Eston Proposed Single Storey Flat Roof Rear Extension & Internal Alterations

R/2022/0573/FF Church Lane
Proposed plans and elevations

this is Redcar & Cleveland



R/2022/0573/FF Church Lane
Photographs

this is Redcar & Cleveland



R/2022/0573/FF Church Lane
Photographs

this is Redcar & Cleveland