



# Public Document Pack

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To: The Chair and Members of the Regulatory Committee

Our Ref DemServs/

Your Ref

Contact: Elizabeth Dale

Direct line: 01642 444492

Wednesday, 11 December 2024

Dear Councillors,

## **REGULATORY COMMITTEE: THURSDAY, 12 DECEMBER 2024 – ITEM TO FOLLOW**

Please find attached the following agenda item(s) that were marked as 'To Follow' on your original agenda.

3. To confirm the minutes of the meeting held on 13 November 2024 2 - 25

If you have any queries about this matter please contact me on the number listed above.

Yours sincerely,

**MR J SAMPSON**  
**MANAGING DIRECTOR (HEAD OF PAID SERVICE)**

### **CIRCULATION**

Councillors S Smith (Chair), R Clark (Vice-Chair), S Crane, J Neal, M Fletcher, M Head, S Martin, M O'Donoghue, L Pallister, C Quartermain, P Thomson, J Thompson, V Rider and I Hart

All Members of the Council (for information)

Corporate Director for Resources

The Press [except for Confidential item(s)]

Wednesday, 13 November 2024

**REGULATORY COMMITTEE**

A meeting of the Regulatory Committee was held on Wednesday, 13 November 2024 at the Civic Centre, Ridley Street, Redcar, TS10 1TD.

**PRESENT** Councillor S Smith (Chair)  
Councillors R Clark, M Fletcher, M Head,  
S Martin, M O'Donoghue, L Pallister,  
C Quartermain, P Thomson, V Rider and I Hart.

**OFFICIALS** T Brown, E Dale, C Griffiths and E Garbutt,  
M Lawton, R Meadows and D Pedlow.

**IN ATTENDANCE** Councillors Berry, B Clarke and P McInnes.

**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J Neal and J Thompson.

196 **DECLARATIONS OF INTEREST**

Councillor Curr declared an interest in application R/2024/0422/F3M as a member of the Regeneration Group and spoke as a Ward Member.

197 **TO CONFIRM THE MINUTES OF THE REGULATORY COMMITTEE HELD ON 17 OCTOBER 2024.**

**RESOLVED** that the minutes of the Regulatory Committee held on the 17 October 2024 and the minutes of the Taxi Panel held on the 24 October be confirmed and signed by the Chair as a correct record.

198 **TO NOTE THE ATTENDANCE MATRIX FROM THE LAST MEETING**

**RESOLVED** that the attendance matrix be noted.

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199 **R/2024/0422/F3M PUBLIC REALM WORKS, INCLUDING RE-ALIGNMENT OF HIGHWAYS, PARKING AND FOOTPATHS, ADDITIONAL PEDESTRIAN CROSSINGS, NEW STREET FURNITURE, LIGHTING, AND OTHER HARD AND SOFT LANDSCAPING LAND AT WESTGATE, MARKET PLACE, CHALONER STREET, CHURCH STREET AND FOUNTAIN STREET GUISBOROUGH**

Councillor Curr declared an interest in the following application and spoke as a Ward Member.

The Executive Director for Growth, Enterprise and Environment summarised the officer report which had been pre-circulated.

Members sought clarification around the following matters:

- Are any of the established trees being removed and if they were was it intended to plant new trees and if so what species?
- Where were the spill out seating areas located?
- Why were Historic England involved?
- The Terracing element was already in existence;
- Have the requirements of the Flood Risk Assessment been addressed?
- Have the comments regarding the digital display outside Sunnyfield House been addressed?
- Have the concerns regarding the relocation of the bus stop and the number of crossings in Chaloner Street been addressed?

A supporter was present at the meeting and made the following comments:-

- The Regeneration Group that represented a wider range of stakeholders held engagement sessions in November and February and the feedback was incorporated into the plans;
- A consultation event was held in Guisborough Library giving people the opportunity to look at the proposals;
- The proposals would deliver environmental improvements that would improve the safety, security and vibrancy of the Town Centre;
- The improvements would encourage footfall into the town;
- The materials used would be sympathetic to the existing character;
- The cobbles were a key part of the character within the town and it was intended to retain as many as possible with many of those lifted reset in Chaloner Street;
- This was a fantastic opportunity to utilise the funding available;
- The proposals would enhance connectivity and access.

Members sought clarification around the following matters;

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- What groups formed the Regeneration Group and how long had it been established?
- How many people sat on the Regeneration Group?
- How was consultation carried out?
- Did you think the first application was suitable?

Councillor Clarke representing the Ward made the following comments:-

- Whilst there were some points I do not agree with I feel a duty to support the application as it will bring the area up to modern standards with the minimum of changes;
- If the applications were not approved today then the Local Authority might not have time to resubmit an application and the money might not be retained;
- There had been extensive consultation;
- Times changed and there was a need to accommodate pushchairs and wheelchairs;
- The cobbles would remain virtually unchanged and others would be used elsewhere;
- The proposal included two digital display boards however no decision had been taken over where they would be located;
- There may be no loss of car parking spaces;
- The proposal included 28 benches, 18 currently were in place but these figures were flexible;
- An independent clerk of works had been appointed to avoid the delays that had occurred in Bakehouse Square.

Councillor Curr representing the ward made the following comments:-

- Agree with everything said in support;
- The proposal was much amended from the original application;
- The proposal would bring renewal and regeneration with the emphasis being on the latter;
- There was a long list of changes from the original proposal with most of the cobbles being left alone and the scale of the terracing was nothing like it had been;
- The Ai images had not done us any favours;
- I could not have supported the original plans;
- The Levelling Up Fund was the biggest investment in Guisborough for some time;
- The scheme would complement the grant scheme with more detailed consideration of the lighting, materials etc;
- Understand the worries of local businesses and welcome condition 13 which would ensure the impact was minimised;
- The businesses would need to plan and am very keen that the

## REGULATORY COMMITTEE

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- works do not overrun;
- Feel the application should be supported.

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

- The officer had given a comprehensive presentation;
- The proposal would maximise Guisborough's potential and improve its viability;
- A team of experts had been working with the Council;
- The proposal would bring significant benefits and would build on the existing character;
- We have taken on board the feedback and made changes;
- The cobbles were a key part of the town's character and 90% would be retained with 10% used elsewhere;
- The Conservation Officer had no objections;
- Historic England welcomed the scheme;
- The proposed terracing was one element of the scheme however it was an essential part of the scheme;
- The proposal would have a minor effect on the Conservation Area;
- The public would benefit from improved access and accessibility;
- The scheme would incorporate new public art;
- There would be significant investment which would result in the creation of jobs.

Members debated the application and made the following comments:-

- The Authority had been lucky to get Levelling Up Funds;
- The proposal would bring improvements by widening the pavements;
- The improvements would be carried out sympathetically and would result in the town still looking historic;
- Public safety was at the forefront;
- Businesses would only suffer in the short term;
- The proposal was within development limits and would preserve the Conservation Area and the historic street scene;
- The changes to Westgate would not please everyone but there would be no loss of parking spaces or cobbles and the proposal would not have a negative impact.

Following the debate Members resolved 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.

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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:

Site Location Plan GHST-RYD-00-ZZ-DR-L-0101-S2-P1 received by the Local Planning Authority on 08/10/2024

Existing Site Plan GHST-RYD-00-ZZ-DR-L-0100-S2-P1 received by the Local Planning Authority on 08/10/2024

Proposed Landscape Masterplan GHST-RYD-00-ZZ-DR-L-2000-S2-P12 received by the Local Planning Authority on 08/10/2024

Indicative Levels GHST-RYD-00-ZZ-DR-L-2210-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Key Plan GHST-RYD-00-ZZ-DR-L-2700-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Chaloner Street GHST-RYD-00-ZZ-DR-L-2701-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Westgate 01 GHST-RYD-00-ZZ-DR-L-2702-S2-P2 received by the Local Planning Authority on 08/10/2024

Site Sections Westgate 02 GHST-RYD-00-ZZ-DR-L-2703-S2-P2 received by the Local Planning Authority on 08/10/2024

Planting Strategy Plan GHST-RYD-00-ZZ-DR-L-7000-S0-P5 received by the Local Planning Authority on 08/10/2024

Drainage GA - Overall GHST-BGP-00-ZZ-D-C-0130 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 1 GHST-BGP-00-ZZ-D-C-0131 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 2 GHST-BGP-00-ZZ-D-C-0132 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 3 GHST-BGP-00-ZZ-D-C-0133 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 4 GHST-BGP-00-ZZ-D-C-0134 P03 received by the Local Planning Authority on 08/10/2024

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

3.Prior to the commencement of development a plan showing each phase of development shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall include details of the sequence of development . The development shall be completed in accordance with the approved details.

REASON: For the avoidance of doubt.

4.Prior to the commencement of each phase of the development details shall be submitted to and agreed in writing by the Local Planning Authority, of proposals to provide contractors car parking and material storage . The details approved shall be implemented and retained for use

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until completion of that phase of development unless first agreed in writing with the Local Planning Authority.

REASON: To ensure that any parking and storage is provided within the site in the interest of highways safety and in accordance with policy SD4 of the Redcar and Cleveland Local Plan.

5. Prior to commencement of construction of each phase, fully detailed drawings illustrating the design, materials and final surface treatment of roads, footpaths and other adoptable open spaces for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON; To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy and sections 9 and 12 of the NPPF and to ensure no adverse impact on the conservation area in accordance with policy HE1.

6. Prior to their installation, full details and/or samples of all railings within each phase of the development 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 and HE2 of the adopted Local Plan.

7. Prior to their installation, full details and/or samples of all external materials to be used for construction of the planters within each phase of the development 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 and HE2 of the adopted Local Plan.

8. A full 4 stage road safety audit carried out in accordance with guidance set out in the DMRB GG119 and guidance issued by the council, will be required for the highway layout works requiring alteration as specified in such plans which are subsequently submitted to and approved in writing by the Local Planning Authority. Stage 2 of said audit must be submitted to and confirmed in writing by the Local Planning Authority prior to works commencing on site.

Any remedial works required within the audit shall be implemented within 6 months following the remedial works being identified and agreed unless an alternative timescale is first agreed in writing with the Local Planning

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Authority.

REASON: To minimise the road safety risks associated with the changes imposed by the development having regard for Local Plan Policy and sections 9 and 12 of the NPPF.

9 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

10. Prior to their installation, full details of any CCTV, within each phase of the development 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 and HE2 of the adopted Local Plan.

11. Prior to their installation, full details of any additional lighting schemes, within each phase of the development 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 and HE2 of the adopted Local Plan.

12. Prior to their installation, full details of any public art, within each phase of the development shall be submitted to and approved in writing by the local planning authority. The development shall be completed in



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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 and HE2 of the adopted Local Plan.

13. Prior to the commencement of each phase of development a method of works statement, detailing the works and construction in that particular phase, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to ensure there is no adverse impact on the character and appearance of the street scene or wider conservation area in accordance with policies SD4 and HE1 of the Local Plan.

14. Prior to their installation, full details and/or samples of all seating within each phase of the development 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 and HE2 of the adopted Local Plan.

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**R/2023/0536/FFM ERECTION OF 28 BED HMO (CONTRACTOR'S ONLY) TWO STOREY BUILDING WITH ASSOCIATED ACCESS; CAR PARKING AND LANDSCAPING LAND ADJACENT 89 BROADWAY AND 2 ST DAVIDS ROAD GRANGETOWN**

The Officer summarised the officer report which had been pre-circulated.

Members sought questions of clarification around the following matters;

- Can you clarify the proposed access point?
- Why were vehicles not accessing the site via Broadway and why were we closing off St Davids Road?
- Were the number of proposed car parking spaces determined by the accommodation and its intended use?
- Was there not a matric that guided the number of car parking spaces for conventional construction uses;
- Given the proposed occupation designation were there other vehicles that would be parking on the site, for example delivery vehicles?
- What consideration had been given to service vehicles;
- There appeared to be no provision for management occupation;

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- How did condition 17 fit in with contractors use;
- What checks could be put in place to avoid the main concern that the proposal might become a permanent residential establishment?

Councillor Pallister spoke as the Ward Member and made the following comments:-

- Residents, the police and Ward Councillors were concerned about a HMO in the area and were worried that it was contractors only;
- Note the conditions however how would the premises be monitored?
- This type of property seemed to be occurring more frequently;
- Did not feel the proposal would result in 28 contractors wanting to live there;
- It was unlikely that contractors would come to the premises in a shared vehicle as suggested by the agent;
- Take issue with the number of parking spaces;
- Residents of St David's Road were concerned in the level of traffic;
- Concerned over noise issues;
- The police had commented that they had concerns were the use of the premises to change as it could become a generic HMO;
- Any future change of use could be conditioned as could a 24 hour concierge.

Members questioned the Ward Councillor on the following points:-

- Had Ward Councillors engaged with the developer;
- Could you give more details on your statement that contractors would not want to stay in the area and that it was not in the right place;
- Did the proposed conditions ease your concerns?
- Would you acknowledge that there were some exciting developments proposed at Teesdock Road?
- What was originally on that site and how long had the site stood empty;
- The main complaint seemed to be that it was one unit accommodating up to 28 and that it would have been better if it had been a row of houses accommodating 28 people.

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

- The application was for contractors only;
- The applicant does not want the headache of a HMO;
- This was an ideal site being close to Teesworks and Wilton International;

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- Attractive design;
- Access would be from the roundabout;
- St David's Road had been closed off to avoid disturbance to residents;
- There was sufficient parking and electric charging points would be provided;
- The applicant had contributed to the cost of road lining along Broadway;
- The applicant had carried out research regarding demand and there were no hotels or b & b accommodation in the area;
- The site was close to local amenities;
- The site had been unused for 20 years;
- No other use of the site was financially viable;
- There would be a register, CCTV and a concierge;
- There was a similar development at South Bank which was fully controlled.

Members questioned the agent on the following points:-

- The car parking was inadequate, was a review likely?
- What was the future in terms of occupational potential?
- You stated that you had done the research and determined a need but it might have been useful to have had sight of that research;
- There were properties available to rent in the immediate area;
- Was the HMO in South Bank new build and how long had it been established?
- Comparisons had been made between a hotel and a HMO so why not put a hotel there?

Members debated the application and made the following comments:-

- Was there ability under planning law to have a condition in respect of management of the property and if so what conditions if any could we have?
- The property had been empty for many years and did not feel there would be objections once the property was built;
- Conscious of the site history and of the concern expressed by residents and members however it was not a designated HMO and if it had been there would have been different requirements;
- Had reservations regarding the provision of parking however the professional guidance was that parking was appropriate;
- Concerned that we did not have a Local Plan that identified unoccupied land and the potential use for it;
- Supportive of bringing the land back into use whilst being aware of the challenges;
- Would like to see 24 concierge and would like to see that

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- requirement added to the conditions;
- The argument that this facility would respond to existing demand had merit;
- The applicant referred to a similar development in South Bank however this had only 12 apartments as opposed to 28 making it substantially different. South Bank had catering facilities and a number of food outlets and pubs, there were none near this site;
- It was not viable that 28 contractors would decide to house themselves here;
- What happened with HMO's when a developer cannot fill the HMO over a period of time?
- What ability was there to enforce any situation which might arise?
- It was a weak Local Plan on HMO's;
- This was a multi bed property and not a hotel or bed and breakfast accommodation;
- Questioned the longevity of the building;
- Did not know what would happen with the property in the future;

Following the debate members resolved 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; Site Plan and Elevations Amended 28.10.2024 (Dwg No. TPS001B - Full Plans) received by the Local Planning Authority on 28/10/2024

- Proposed Site Plan Amended 29.08.2024 received by the Local Planning Authority on 29.08.2024

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

3.The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details;

- a) Routing of construction traffic, including signage where appropriate;
- b) Arrangements for site compound and contractor parking;

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- c) Measures to prevent the egress of mud and other detritus onto the public highway;
- d) A jointly undertaken dilapidation survey of the adjacent highway;
- e) Program of works; and,
- f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved details.

REASON: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for Local Plan Policy SD4.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to the construction of site compound and contractor parking details which relate to site preparation.

4. Prior to the commencement of development plans showing the existing and proposed ground levels over the site together with finished floor levels and maximum building heights 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 ensure a satisfactory relationship between existing and proposed buildings in accordance with policy SD4 of the Local Plan.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as construction activity and site preparation can change existing levels resulting in increased ground levels which the authority needs to consider.

5. Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted and approved of the surface water drainage scheme and the development shall be completed in accordance with the approved scheme. The design of the drainage scheme shall include;

- (i) Restriction of surface water greenfield run-off rates (QBAR value) with sufficient storage within the system to accommodate a 1 in 30 year storm.
- (ii) The method used for calculation of the existing greenfield run-off rate shall be the ICP SUDS method. The design shall also ensure that storm water resulting from a 1 in 100 year event, plus climate change surcharging the system, can be stored on site with minimal risk to persons or property and without overflowing into drains, local highways or watercourses.
- (iii) Full Micro Drainage design files (mdx files) including a catchment plan
- (iv) The flow path of flood waters for the site as a result on a 1 in 100 year event plus climate change

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REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme and to minimise the risk flooding in the locality.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

6. Prior to the commencement of the development, or in such extended time that may be agreed with the Local Planning Authority, details of a Surface Water Drainage Management Plan shall be submitted and approved by the Local Planning Authority. The Management Plan shall include;

- (i) The timetable and phasing for construction of the drainage system
- (ii) Details of any control structure(s)
- (iii) Details of surface water storage structures
- (iv) Measures to control silt levels entering the system and out falling into any watercourse during the construction process

The development shall, in all respects, be carried out in accordance with the approved Management Plan.

REASON: To ensure the development is supported by an appropriately designed surface water disposal infrastructure scheme and to minimise the risk of increased flooding and contamination of the system during the construction process.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

7. The development shall not be occupied until a Management & Maintenance Plan for the surface water drainage scheme has been submitted to and approved by the Local Planning Authority; the plan shall include details of the following;

- (i) A plan clearly identifying the sections of surface water system that are to be adopted
- (ii) Arrangements for the short and long term maintenance of the SuDS elements of the surface water system

REASON: To ensure that the surface water drainage infrastructure is maintained to minimise the risk flooding in the locality.

8. 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.

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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.

9. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used 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.

10. 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

11. 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.

12. The existing vehicular access on to Saint Davids Road, not shown as being retained on the approved drawing 'TPS001B – Full Plans', Dated: October 2024 shall be removed in accordance with details to be submitted to and approved in writing by the LPA prior to the development hereby approved coming into use.

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REASON: To confine access to the permitted points in the interests of good management of the highway and to minimise the number of vehicle accesses onto the highway in the interests of free flow of traffic and safety of highway users having regard for Local Plan Policy SD and sections 9 and 12 of the NPPF.

13.No part of the development hereby approved shall be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles (and cycles, if shown) have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

REASON: To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy SD4 and sections 9 and 12 of the NPPF.

14.The development hereby permitted shall not come into use until the highway works detailed below have been carried out in accordance with the submitted drawing 'TPS001B – Full Plans', Dated: October 2024 or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority:

- a) unnamed access road immediately to the south, also known as 'Broadway Back Street of Saint Georges Road East', full height kerb installed to retain green space and a flat channel unit installed for access to the site
- b) carriageway and footway resurfacing works as required to facilitate point a; and,
- c) A scheme of road lining on Broadway Road

REASON: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of traffic having regard for Local plan policy and sections 9 and 12 of the NPPF.

15.The development hereby approved shall not be brought into use until the secure cycle parking facilities, for 8 cycles, have been provided in accordance with drawing 'TPS001B – Full Plans', Dated: October 2024 or other such plans submitted to and approved in writing by the Local Planning Authority. Such drawings to show the position, design, materials and finishes thereof. Thereafter the cycle parking facilities shall be retained in perpetuity for the sole purpose of parking cycles.

REASON: To promote use of cycles reducing traffic congestion and in the interests of the amenities of residents to ensure a satisfactory form of development having regard for Local Plan Policy and sections 9 and 12 of the NPPF.



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16.A scheme for site security measures to include CCTV and details of site boundary treatments (if any) shall be submitted to and approved in writing by the local planning authority prior to first occupation. The approved details shall be fully implemented prior to first occupation and retained thereafter.

REASON: To ensure that the development would be a safe and secure environment in accordance with policy SD4 of the Local Plan.

17.The proposed accommodation hereby approved shall be occupied for work/holiday purposes only and shall not be occupied as a person's sole, or main place of residence. The owners/operators shall maintain an up-to date register of the names of all occupiers of individual rooms, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: To ensure that the approved work/holiday accommodation is not used for unauthorised permanent residential occupation to protect residential amenity in accordance with Local Plan Policy SD4.

18.Prior to the occupation of any of the overnight accommodation units hereby approved a final signed nutrient neutrality certificate supplied by Natural England shall be obtained and submitted to the Local Planning Authority in writing.

REASON: To ensure adequate nutrient mitigation is provided for the development.

19.Prior to the occupation of the units hereby approved an operational management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of CCTV, security and concierge facilities. The development shall be completed in accordance with the approved details which shall be retained for the lifetime of the development.

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

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**R/2024/0222/FFM CHANGE OF USE OF FORMER SOCIAL CLUB INCLUDING FIRST FLOOR EXTENSION AT FRONT AND ADDITION OF SECOND FLOOR INSET EXTENSION TO PROVIDE 10 NO.APARTMENTS INCLUDING ALTERATIONS TO WINDOWS AND FENESTRATION FORMER ESTON AND CALIFORNIA SOCIAL CLUB LTD HIGH STREET ESTON**

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**At this point Councillor Thomson left the meeting.**

The officer summarised the officer report which had been pre-circulated.

Councillor Taylor was not present at the meeting but asked that his statement be read out.

Members sought clarification around the following matters:-

- Had there been written clarification that occupants could use the car park to the rear of the premises?
- Policy H5 paragraph c stated that development should not give rise to over provision of the same kind of facility;

Members debated the application and made the following comments:-

- The fire escape belongs to Eston Institute this was a health and safety issue;
- There had been issues with the apartments at the Cleveland Bay which was in close proximity;
- This would result in an over concentration of apartments when we were trying to regenerate the area;
- Concerned over parking;
- The management of the building had been highlighted by the police;
- Good use of a derelict building;
- The area was ripe for development;
- Could we demonstrate a need for 1 bed flats;
- Policy SD4 paragraph b applied as there would be a significant adverse impact on residents;
- This proposal did not design in public health outcomes in that there was no outside space and no easy access to green space. We should have a greater aspiration for our residents;
- Despite there being 280 objections there was no agent present at the meeting;
- Anyone buying or renting the flats would be aware that there was no outside space;
- What would the building be used for in the future if permission were not granted?
- It was an ugly building and the application would improve the street scene;
- This property was situated in the commercial area with adequate on street parking;
- Would improve the character and appearance of the area.

Following the debate members resolved to refuse Planning Permission for the following reasons:-

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1.The proposed development does not include any dedicated parking provision to facilities the residential units. The development would therefore prove detrimental to highways safety and the proposal would not accord with part p of policy SD4 of the Redcar and Cleveland Local Plan.

2.The proposed development would result in an over concentration of similar accommodation in the area and the application would therefore be contrary to part c of policy H5 of the Redcar and Cleveland Local Plan.

3.The proposed development would result in a lack of bin storage and private amenity space for future occupiers and would create unsuitable living conditions for the residents. The proposal is therefore contrary to policy SD4 of the Redcar and Cleveland Local Plan.

202 **DELEGATED DECISIONS**

**It was agreed to suspend Standing Orders to allow the meeting to continue beyond three hours.**

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

**:-NOTED.**

203 **APPEAL INFORMATION**

The Executive Director for Growth, Enterprise and Environment presented Members with a schedule of the appeals which had been received.

**:-NOTED.**

204 **ENFORCEMENT SCHEDULE**

**At this point Councillors O'Donoghue and Pallister left the meeting.**

The Executive Director for Growth, Enterprise and Environment presented Members with a schedule of the appeals which had been received.

**:-NOTED.**

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205 **DEEMED CONSENT APPLICATIONS**

**At this point Councillor Quartermain left the meeting.**

**R/2024/0422/F3 Public realm works, including re-alignment of highways, parking and footpaths, additional pedestrian crossings, new street furniture, lighting and other hard and soft landscaping Land at Westgate, Market Place, Chaloner Street, Church Street and Fountain Street Guisborough.**

Deemed consent granted subject to the following conditions:-

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

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

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

Site Location Plan GHST-RYD-00-ZZ-DR-L-0101-S2-P1 received by the Local Planning Authority on 08/10/2024

Existing Site Plan GHST-RYD-00-ZZ-DR-L-0100-S2-P1 received by the Local Planning Authority on 08/10/2024

Proposed Landscape Masterplan GHST-RYD-00-ZZ-DR-L-2000-S2-P12 received by the Local Planning Authority on 08/10/2024

Indicative Levels GHST-RYD-00-ZZ-DR-L-2210-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Key Plan GHST-RYD-00-ZZ-DR-L-2700-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Chaloner Street GHST-RYD-00-ZZ-DR-L-2701-S2-P3 received by the Local Planning Authority on 08/10/2024

Site Sections Westgate 01 GHST-RYD-00-ZZ-DR-L-2702-S2-P2 received by the Local Planning Authority on 08/10/2024

Site Sections Westgate 02 GHST-RYD-00-ZZ-DR-L-2703-S2-P2 received by the Local Planning Authority on 08/10/2024

Planting Strategy Plan GHST-RYD-00-ZZ-DR-L-7000-S0-P5 received by the Local Planning Authority on 08/10/2024

Drainage GA - Overall GHST-BGP-00-ZZ-D-C-0130 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 1 GHST-BGP-00-ZZ-D-C-0131 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 2 GHST-BGP-00-ZZ-D-C-0132 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 3 GHST-BGP-00-ZZ-D-C-0133 P03 received by the Local Planning Authority on 08/10/2024

Drainage GA – Sheet 4 GHST-BGP-00-ZZ-D-C-0134 P03 received by the Local Planning Authority on 08/10/2024

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

3. Prior to the commencement of development a plan showing each phase of development shall be submitted to and agreed in writing with the Local Planning Authority. The plan shall include details of the sequence of development. The development shall be completed in accordance with the approved details.

REASON: For the avoidance of doubt.

4. Prior to the commencement of each phase of the development details shall be submitted to and agreed in writing by the Local Planning Authority, of proposals to provide contractors car parking and material storage. The details approved shall be implemented and retained for use until completion of that phase of development unless first agreed in writing with the Local Planning Authority.

REASON: To ensure that any parking and storage is provided within the site in the interest of highways safety and in accordance with policy SD4 of the Redcar and Cleveland Local Plan.

5. Prior to commencement of construction of each phase, fully detailed drawings illustrating the design, materials and final surface treatment of roads, footpaths and other adoptable open spaces for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON; To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy and sections 9 and 12 of the NPPF and to ensure no adverse impact on the conservation area in accordance with policy HE1.

6. Prior to their installation, full details and/or samples of all railings within each phase of the development 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 and HE2 of the adopted Local Plan.

7. Prior to their installation, full details and/or samples of all external materials to be used for construction of the planters within each phase of the development shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

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

8.A full 4 stage road safety audit carried out in accordance with guidance set out in the DMRB GG119 and guidance issued by the council, will be required for the highway layout works requiring alteration as specified in such plans which are subsequently submitted to and approved in writing by the Local Planning Authority. Stage 2 of said audit must be submitted to and confirmed in writing by the Local Planning Authority prior to works commencing on site.

Any remedial works required within the audit shall be implemented within 6 months following the remedial works being identified and agreed unless an alternative timescale is first agreed in writing with the Local Planning Authority.

REASON: To minimise the road safety risks associated with the changes imposed by the development having regard for Local Plan Policy and sections 9 and 12 of the NPPF.

9.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

10.Prior to their installation, full details of any CCTV, within each phase of the development 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

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and the settings of adjacent listed buildings, as required by policies HE1 and HE2 of the adopted Local Plan.

11. Prior to their installation, full details of any additional lighting schemes, within each phase of the development 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 and HE2 of the adopted Local Plan.

12. Prior to their installation, full details of any public art, within each phase of the development 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 and HE2 of the adopted Local Plan.

13. Prior to the commencement of each phase of development a method of works statement, detailing the works and construction in that particular phase, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory form of development and to ensure there is no adverse impact on the character and appearance of the street scene or wider conservation area in accordance with policies SD4 and HE1 of the Local Plan.

14. Prior to their installation, full details and/or samples of all seating within each phase of the development 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 and HE2 of the adopted Local Plan.

**R/2024/0603/F3 Single storey extension to existing boiler room Sure Start South Bank Children's Centre Poplar Grove South Bank.**

Deemed consent granted subject to the following conditions:-

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

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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 03/09/2024

Proposed site plan received by the Local Planning Authority on 03/09/2024

Proposed floor plan received by the Local Planning Authority on 03/09/2024

Proposed elevations received by the Local Planning Authority on 03/09/2024

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

**R/2024/0648/F3 Variation of condition 2 (Approved Plans) on planning approval R/2022/0717/F3M for proposed redevelopment of Railway Station to include replacement of structure to covered entrance; replacement RWP's and columns; variation to northern wall enclosed by entrance porch, to include new position and size of fixed glazed panels and sliding doors and repairs to masonry Redcar Central Railway Station Station Road Redcar.**

Deemed consent granted subject to the following conditions:-

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

Location plan received by the Local Planning Authority on 01/10/2024

Proposed site plan (1600 Rev P05) received by the Local Planning Authority on 01/10/2024

Proposed ground floor plan (2000 Rev P14) received by the Local Planning Authority on 01/10/2024

Proposed roof plan (2002 Rev P04) received by the Local Planning Authority on 01/10/2024

Proposed elevations (2100 Rev P06) received by the Local Planning Authority on 01/10/2024

Proposed existing and proposed schemes (2203 P01) received by the Local Planning Authority on 01/10/2024

REASON: To accord with the terms of the planning application

**R/2024/0649/LB Listed Building Consent for variation of condition 2 (Approved Plans) to R/2022/0718/LB for proposed redevelopment of Railway Station to include replacement of structure to covered entrance; replacement RWP's and columns; variation to northern**



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**wall enclosed by entrance porch, to include new position and size of fixed glazed panels and sliding doors and repairs to masonry Redcar Central Railway Station Station Road Redcar.**

Deemed consent granted subject to the following conditions:-

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

Location plan received by the Local Planning Authority on 01/10/2024

Proposed site plan (1600 Rev P05) received by the Local Planning Authority on 01/10/2024

Proposed ground floor plan (2000 Rev P14) received by the Local Planning Authority on 01/10/2024

Proposed roof plan (2002 Rev P04) received by the Local Planning Authority on 01/10/2024

Proposed elevations (2100 Rev P06) received by the Local Planning Authority on 01/10/2024

Proposed existing and proposed schemes (2203 P01) received by the Local Planning Authority on 01/10/2024

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

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**QUARTER 2 2023-2024 PERFORMANCE REPORT**

The Executive Director for Growth, Enterprise and Environment circulated the Development Management Quarter 2 performance report.

**:-NOTED.**