

REGULATORY COMMITTEE

Thursday, 25 July 2024

REGULATORY COMMITTEE

A meeting of the Regulatory Committee was held on Thursday, 25 July 2024 at the Civic Centre, Ridley Street, Redcar, TS10 1TD.

PRESENT Councillor Stuart Smith (Chair)
Councillors R Clark, C Curr (substituting for Councillor Martin), I Hart, M Head, M O'Donoghue, L Pallister, P Thomson and V Rider.

OFFICIALS E Dale, C Griffiths, D Icton, S Brown, E Garbutt and A Carter.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Fletcher, S Martin, J Neal, C Quartermain and J Thompson.

158 **DECLARATIONS OF INTEREST**

159 **TO CONFIRM THE MINUTES OF THE MEETING HELD ON 26 JUNE 2024.**

RESOLVED that the minutes of the meeting held on 26 June 2024 be confirmed and signed by the Chair as a correct record.

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

RESOLVED that the attendance matrix be noted.

161 **REVIEW OF STATEMENT OF PRINCIPLES FOR GAMBLING**

The Executive Director for Growth, Enterprise and Environment advised Members that the Gambling Act 2005 required the council to publish and review every three years, a statement of the principles which it proposed to apply when exercising its regulatory functions in relation to gambling activities.

The report set out the council's review of its Statement of Principles and sought approval to progress the review to full council approval.

RESOLVED that Regulatory Committee approves the draft statement

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which is referred to the full Borough Council for approval.

162 **R/2024/0248/FF PART TWO STOREY/PART SINGLE STOREY
EXTENSION TO SIDE AND REAR; TWO STOREY FRONT EXTENSION
INCLUDING ALTERATIONS TO ROOF AND EXTENSION TO DORMER
AT REAR 24 MOSSDALE GROVE GUISBOROUGH**

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

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

Members sought clarification around the following matters;

- Had there been any discussion regarding the position of the gable to match with the neighbouring property?
- Can you confirm that the proposed extension at the front of the property will come no further forward than the existing.

An objector present made the following comments:-

- The proposal was not in keeping with the character or size of adjacent properties;
- Disagree with the Planning Officers report which stated that the scale and design were acceptable;
- There were no other flat front facing extensions nor integrated garages;
- In respect of design in residential areas the STD guidelines advised that residential extensions should protect, enhance or contribute to the character. It should also respect the scale, massing and separation distances;
- External design should reflect the local context;

A representative from the Guisborough Town Council was present at the meeting and made the following comments:-

- The Town Council were a statutory consultee and due weight should be given to their comments;
- Planning was not an exact science but the interpretation of policy to form a view;
- Any extension should complement the original build;
- The proposed extension does not respect the original build nor

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- does it fit in with the surrounding area;
- The size and shape of any extension should be compatible and subordinate to the property;
- Good design should mean that it should not be obvious which was the original build and which was the extension, in this case, this did not apply;
- The reference to Askew Drive was disingenuous and therefore irrelevant.
- Policy SD4 was relevant together with the supporting documents and in the Town Council's view the size, scale and massing were detrimental to the street scene and did not respect the original building.

The applicant present made the following comments:-

- The parking provision had been extended with the widening of the driveway;
- The extension does not sit forward of the original dwelling;
- The materials would match the original dwelling;
- The area had a mix of dwellings with many extended and altered;
- There was no straight building line;
- The property sits back from the neighbouring property;
- The neighbouring property was extended;
- There would be no windows in the side elevation;
- No 25 had added a large dormer;
- The proposed rear extension was half a metre less than the adjacent extension;
- The fence would be replaced;
- Alterations had been made to take the extension away from the boundary;
- Careful consideration had been taken when drawing up the application;
- The proposal was ideal for this location;

Members debated the application and made the following comment:

- There was an element of over development. Could we ask the applicant to consider a re-design so that the proposal was more in keeping with other properties in the area;
- The house was 50 years old and cannot see any problem in modernising it;
- The property was within development limits;
- There were no highway issues due to the two extra parking spaces being provided;
- The area had a variety of design and extensions;
- Properties very often need to be modernised;

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- 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.

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 11/04/2024

- Site plan received by the Local Planning Authority on 02/05/2024

-Proposed floor plans received by the Local Planning Authority on 02/05/2024

- Proposed elevations AS AMEDNDED 11.07.2024 received by the Local Planning Authority on 11.07.2024

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

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

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

4.Prior to the occupation of the development hereby approved, the existing driveway shall be extended to provide an additional parking space in accordance with the proposed site plan received on the 2nd May 2024. The additional parking space shall be constructed from porous/permeable materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The approved car parking layout shall be retained for the lifetime of the development.

REASON: To provide the requisite in curtilage car parking provision for a 4-bed property, in the interests of highway safety and to prevent increase risk of flooding from surface water run-off in accordance with Local Plan Policy SD4.

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163 **R/2023/0387/FF INSTALLATION OF A SWALE TO THE SOUTHERN BOUNDARY LAND REAR OF WAXWING CLOSE AND PLAY AREA GALLEY HILL ESTATE GUISBOROUGH**

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

Members sought clarification around the following matter;

- Was the swale part of the original development plan and was it a known issue at that time?
- Was the application retrospective and had it been brought to our attention as a complaint?
- Who was the applicant?
- Why wasn't it a covered pipe?
- The Local Lead Flood Authority has commented and therefore would be willing to accept the proposal with a recommendation that records were maintained and the proposal monitored given their slight concern. Would like to see this included in the conditions given climate change concerns;
- As the swale will run into the normal systems would like to see a condition regarding its management and the cleaning of the culvert;
- Would it not have been included when the development was approved in 2013?
- This was the cheap option, had any consideration been given to a pipe/culvert option?
- There appeared to have been no maintenance to date so how confident were we that this would improve?
- Litter would be collected once a month, how confident were we that this would be sufficient?

Members debated the application and made the following comments:

- There was a special Task and Finish Group looking at these issues and we should ensure that the conditions were adequate and appropriate;
- The cheaper option of a covered pipe might not be the better scheme;
- The area was overgrown now so how confident were we that the swale would be maintained?

Following the debate members resolved to grant planning permission

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subject to the following conditions:-

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

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

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

Location Plan received by the Local Planning Authority on 22/11/23
Proposed Swale Design (Dwg No. 22076-LE-ZZ-ZZ-DR-D-0001 Rev P04) received by the Local Planning Authority on 22/02/24
Boundary Treatment Detail (Dwg No. GH:G:BTD Rev C) received by the Local Planning Authority on 22/11/23
Detailed Landscape Proposals (Dwg No. 3566/4 Rev C) received by the Local Planning Authority on 14/06/24

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

3.Notwithstanding the details submitted as part of the application, final detailed design details including cross-sections and levels of the swale and land to be restored adjacent to 26 Kingfisher Drive shall be submitted to and approved in writing by the Local Planning Authority. The plans shall be submitted to the Local Planning Authority within 3 months of the decision date. The development shall be carried out in accordance with the approved details and retained thereafter.

REASON: To ensure the development is carried out respects the character and appearance of the area in accordance with Policy SD4 of the Local Plan.

4.All planting, seeding or turfing detailed on Drawing No. 3566/4 Rev C (Detailed Landscape Proposals - Swale) of landscaping shall be carried out in the first planting and seeding season following the granting of this planning permission of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenities of the locality.

5.The development hereby approved shall be carried out in accordance with the submitted Sustainable Drainage System (SUDS) Maintenance Plan received by the Local Planning Authority on 07/09/23.

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REASON: To ensure the swale is maintained in a manner in accordance with Policy SD7 of the Local Plan.

At this point Councillor Pallister left the meeting.

164

R/2024/0285/CA CHANGE OF USE FROM PLACE OF WORSHIP (USE CLASS F1) TO MIXED USE RESTAURANT (USE CLASS E) WITH BAR (USE CLASS SUI GENERIS) AND EVENT SPACE (USE CLASS F2) SALT BURN METHODIST CHURCH MILTON STREET SALT BURN BY THE SEA

Then Officer summarised the report which had been pre-circulated.

Members sought questions of clarification around the following matters;

- Was a new access being constructed?
- Was there any additional information in respect of waste management?

The representative from the Parish Council present at the meeting made the following comments;

- Support the change of use however consider that there will be a significant impact on residents with disturbance from noise and parking;
- Support the objectors;
- Impose conditions on noise and the operating hours;
- Parking/traffic was a matter of concern and may deter people coming into the Town;
- There was no easy place to park;
- The comparison with the buildings previous use was disingenuous;
- Public transport was not good;
- Deliveries and waste management would need to be carefully managed;
- Object to the application but appreciate there was a need to bring businesses into the town.

The agent present made the following comments;

- The proposal would bring a stunning building back into use;
- The building was a landmark within the town and contributed to its heritage;
- The proposal would protect the building which otherwise would degenerate and attract anti-social behaviour;
- We have worked with the Conservation Officer to retain as much of the building and interior as possible;

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- There were no residential buildings connected to the premises;
- Would adhere to the noise regulations;
- The premises would be subject to licensing who would limit noise levels;
- Working with an experienced client providing a high quality development which would complement the hospitality culture within the Town;
- The development complied with all policy as stated in the report.

Members questioned the agent on the following points;

- Requested details of waste management, in particular whether the waste would be kept internally;
- Was the South Eastern door the only door to be used or was the intention to open the other door next to Diamond Street;
- The proposed use was substantially different from the current use which was a matter of concern for residents;
- The operating hours were not a matter for this committees concern however they would limit interference to local amenities;
- How have you taken on board the residents concerns;
- The church use was primarily during the day;
- Saltburn had existing parking issues therefore how would the creation of a new attraction address the current and increasing parking problems?
- Would the facility be operating on one level?
- This was a Grade II listed building which was difficult to maintain and keep to a good standard;
- Was there any information available of the work required to put the building into good stead?

Members debated the application and made the following comments:-

- Any concerns relating to noise impact would be referred to the relevant department;
- Any concerns relating to smoking and vaping would be determined by licensing as would the opening hours;
- Any concerns regarding bins had been addressed by retaining waste within the premises;
- The loss of amenity through town centre development fell within the guidance of the Local Plan;
- Cannot insist on recognition of the parking problem however those concerns should be transferred to the Highways Engineer to continue to look at parking within Saltburn;
- The Ward Members would like see details of the flue once it had been submitted;
- Would any advertisement hoarding be the subject of a separate

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- application;
- This development would preserve an important historic building which would quickly fall into dilapidation;
- The waste storage was an important aspect;
- This was a Grade II listed building within a Town centre and with residential buildings close by;
- The proposal was within development limits and within the commercial centre;
- The proposal complied with ED1h which promoted the use of vacant buildings especially those with a heritage value;
- This was a major investment and the developer was known to Ward Members as he had done work to other premises within the town and to a high standard;
- Noise, odours and opening hours would be dealt with elsewhere.

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:
Site layout Plan (unreferenced) received by the Local Planning Authority on 26.04.2024
Part Alley side elevation (referenced 004 Rev A) received by the Local Planning Authority on 26.04.2024
Proposed Floor Plan (referenced 002 Rev B) received by the Local Planning Authority on 26.04.2024

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

3.Prior to installation of the equipment to control the emission of odour and noise from the extraction system, a scheme of works (to be installed in accordance with manufacturer's instructions) 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.

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REASON: In the interests of the amenity of the area

4. Prior to the development hereby approved being brought into first use a noise management plan shall be submitted for the approval of the Local Planning Authority which shall detail the controls to be implemented to ensure that noise from events/concerts held at the development does not cause disturbance to nearby residential properties.

REASON: In the interest of neighbour amenity.

5. 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.

6. The delivery and despatch of goods to and from the site shall be limited to the hours of 08:00 hrs and 18:00hrs on Mondays to Fridays, 08:00hrs and 13:00hrs on Saturdays, and at no time on Sundays or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

At this point Councillor Rider left the meeting.

165

R/2024/0286/LB LISTED BUILDING CONSENT FOR CHANGE OF USE FROM PLACE OF WORSHIP (USE CLASS F1) TO MIXED USE RESTAURANT (USE CLASS E) WITH BAR (USE CLASS SUI GENERIS) AND EVENT SPACE (USE CLASS F2) SALT BURN METHODIST CHURCH MILTON STREET SALT BURN BY THE SEA

Then Officer summarised the report which had been pre-circulated.

Members sought questions of clarification around the following matters;

- The recommendations refer to the design of an extra flue, does the word design include its location?

The agent present made the following comment:-

- The applicant had a history of sympathetic alterations elsewhere.

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Following the debate members resolved to grant Listed Building Consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Site layout Plan (unreferenced) received by the Local Planning Authority on 26.04.2024

Part Alley side elevation (referenced 004 Rev A) received by the Local Planning Authority on 26.04.2024

Proposed Floor Plan (referenced 002 Rev B) received by the Local Planning Authority on 26.04.2024

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

3.Prior to any internal alterations, a photographic record of all surviving historic interior features is to be made and submitted to the local planning authority.

REASON: To safeguard evidence of the history and development of the listed building and to serve its interpretation to the public thereby preserving its special architectural and historic interest as required by Policy HE2 of the adopted Local Plan.

4.Prior to construction and/or installation, approval of the exact details of the design and materials of the bar, food stations and seating booths and doors shall be obtained from the Local Planning Authority.

Thereafter only the approved details shall be implemented.

REASON: To ensure the use of satisfactory materials and to safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

5.Prior to construction and/or installation, approval of the exact details of the location, design and materials of the extraction flue shall be obtained from the Local Planning Authority.

REASON: Thereafter only the approved details shall be implemented.

At this point Councillor Pallister returned to the meeting.

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166 **R/2024/0404/VC VARIATION OF CONDITION 2 (APPROVED PLANS) ON PLANNING APPROVAL R/2022/0969/F3 FOR RELEVANT DEMOLITION OF EXISTING BUILDINGS AND REMOVAL OF HARD LANDSCAPING; ERECTION OF SINGLE STOREY SKILLS AND TRAINING HUB WITH ASSOCIATED NEW HARD AND SOFT LANDSCAPING AND PARKING LAND AT 48-51 WEST ROAD LOFTUS**

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

Members debated the application and made the following comments:-

- In coming to the recommendation had the Loftus Area Conservation Management Plan been looked at as there was no reference to it within the report?

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:
Site layout Plan (unreferenced) received by the Local Planning Authority on 26.04.2024
Part Alley side elevation (referenced 004 Rev A) received by the Local Planning Authority on 26.04.2024
Proposed Floor Plan (referenced 002 Rev B) received by the Local Planning Authority on 26.04.2024

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

3.Prior to any internal alterations, a photographic record of all surviving historic interior features is to be made and submitted to the local planning authority.

REASON: To safeguard evidence of the history and development of the

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listed building and to serve its interpretation to the public thereby preserving its special architectural and historic interest as required by Policy HE2 of the adopted Local Plan.

4. Prior to construction and/or installation, approval of the exact details of the design and materials of the bar, food stations and seating booths and doors shall be obtained from the Local Planning Authority.

Thereafter only the approved details shall be implemented.

REASON: To ensure the use of satisfactory materials and to safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

5. Prior to construction and/or installation, approval of the exact details of the location, design and materials of the extraction flue shall be obtained from the Local Planning Authority.

REASON: Thereafter only the approved details shall be implemented.

167 **DELEGATED DECISIONS**

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.

168 **APPEAL INFORMATION**

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

:-NOTED.

169 **ENFORCEMENT SCHEDULE**

The Executive Director for Growth, Enterprise and Environment presented Members with a schedule of enforcement actions which had been undertaken.

:-NOTED.

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170 **DEEMED CONSENT APPLICATIONS**

R/2024/0350/LB Listed Building Consent for variation of condition no. 2 (approved plans) to R/2022/0718/LB for internal layout changes including to increase size of Unit 10; Units 1,2 and 10 have been renamed Units 1(a), 1(b) and 1 (c) 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:

Submitted on R/2022/0718/LB

Location plan (1000 Rev P02) received by the Local Planning Authority on 02/09/2022

Proposed site plan (1600 Rev P04) received by the Local Planning Authority on 02/09/2022

Proposed first floor plan (2001 Rev P05) received by the Local Planning Authority on 02/09/2022

Proposed roof plan (2002 Rev P03) received by the Local Planning Authority on 02/09/2022

Proposed elevations (2100 Rev P05) received by the Local Planning Authority on 02/09/2022

Submitted on R/2024/0350/LB

Proposed ground floor plan 20055 HL 01 00 DR A 2000 D1 P13 received by the Local Planning Authority on 23/05/2024

Proposed mezzanine Plant 20055 HL 01 M1 DR A 2003 D1 P02 received by the Local Planning Authority on 23/05/2024

REASON: To accord with the terms of the planning application

R/2024/0327/VCM Variation of condition 2 (Approved Plans) on planning approval R/2022/0717/F3M for proposed redevelopment of Railway Station to include repairs; refurbishment and internal and external alterations: creation of 10 Commercial/Retail units (Class E) at Ground Floor with associated ancillary room; WCS and rest room facilities; storage units at first floor; solar panel array to roof; re-instate chimney and associated works 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:

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Submitted on R/2022/0717/F3M

Proposed first floor plan (2001 Rev P05) received by the Local Planning Authority on 02/09/2022

Proposed roof plan (2002 Rev P03) received by the Local Planning Authority on 02/09/2022

Proposed elevations (2100 Rev P05) received by the Local Planning Authority on 02/09/2022

Submitted on R/2024/0327/VCM

Proposed site plan (1600 Rev P04) received by the Local Planning Authority on 21/05/2024

Proposed ground floor plan (2055 HL 01 00 DR A D1 P13) received by the Local Planning Authority on 15/05/2024

Proposed Mezzanine (2055 HL 01 M1 DR A 1003 D1 P02) received by the Local Planning Authority on 15/05/2024

REASON: To accord with the terms of the planning application

R/2024/0404/VC Variation of condition 2 (Approved Plans) on planning approval R/2022/0969/F3 for relevant demolition of existing buildings and removal of hard landscaping; erection of single storey skills and training hub with associated new hard and soft landscaping and parking Land at 48-51 West Road Loftus.

Deemed Consent granted subject to the following conditions:-

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

Submitted with R/2022/0969/F3

Location plan (22006 - GT3 - 00 - A - 08-0000 - RevP1) received by the Local Planning Authority on 08/12/2022

Proposed demolitions (22006 - GT3 - 00 - A - 08-0005 - RevP1) received by the Local Planning Authority on 08/12/2022

Submitted with R/2024/0404/VC

Proposed ground floor plan (22006 - GT3 - 00 - 00 - DR - A - 08-1000 - RevP3) received by the Local Planning Authority on 17/06/2024

Proposed site plan (22006-GT3-00-00-DR-A-08-1050 Rev P3) received by the Local Planning Authority on 17/06/2024

Proposed elevations (22006-GT3-00-ZZ-DR-A-08-2000 Rev P3) received by the Local Planning Authority on 17/06/2024

Proposed roof plan (22006-GT3-00-01-DR-A-08-1001 Rev P3) received by the Local Planning Authority on 17/06/2024

Proposed sections (22006-GT3-00-ZZ-DR-A-08-3000 Rev P3) received

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by the Local Planning Authority on 17/06/2024

Landscape general arrangements (1357_101 Rev W) received by the
Local Planning Authority on 17/06/2024

Proposed drainage layout (C001 Rev C03) received by the Local Planning
Authority on 17/06/2024

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

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DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee passed on their thanks to the team for their hard work.

:-NOTED.