

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2024/0404/VC
LOCATION:	Land at 48-51 West Road Loftus
PROPOSAL:	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

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

APPLICATION SITE AND DESCRIPTION

Permission is sought for 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

The application relates to land at 48 – 51 West Road, Loftus. The application site is located within Loftus Conservation Area and within an area where there is a mix in buildings in terms of scale and design and also a mix between residential and commercial uses.

The site is bound by West Road to the north, Station Road to the east and Newcommen Terrace to the west. A number of buildings are located to the south of the application site.

The application site was historically a run of terrace properties with commercial retail units at ground floor and flats on the upper floors. There was also a detached bungalow to the rear of the site. The site is currently vacant following the demolition of the buildings which occupied the site.

The site slopes from east to west and there is existing stone retaining wall to Station Road. Two sets of steps provide access from Newcommen Terrace to Station Road. There is an area of parking to the front of the units on West Road.

The original planning application through the submitted statement described the development as;

The proposed development includes demolition of the existing buildings, removal of hard landscaping and erection of a single storey skills and training hub with associated new hard and soft landscaping and car parking. The proposed skills and training hub will provide training rooms and support

facilities for RCBC Training and Employment services. This service was previously based in Skinningrove in a facility which was no longer fit for purpose, with limited public transport options. Bringing the facility into the centre of Loftus provides links to the adjacent Job Centre (located within Temperance Hall), with improved public transport options and links to local services.

There is also potential for the building to be used 'out of hours' for private hire / community uses on occasion, but this would be ancillary to its primary use as a training facility.

The main elements of the proposal include:

- *Demolition of existing buildings on site;*
- *Removal hard landscaping including northern most set of steps;*
- *Regrading of site levels;*
- *Erection of single storey training and skills hub (GIA 242sqm);*
- *Installation of roof mounted solar panels and air source heat pump;*
- *Provision for 6no. car parking bays and 5no. cycle parking spaces; and*
- *Creation of new hard and soft landscaping with seating areas.*

The proposal forms part of the wider Loftus Masterplan.

The current application seeks to vary condition 2 of the previously consented scheme to amend the list of approved plans following some design changes to the scheme.

The changes include:

- *door to south elevation removed;*
- *alteration of rooflights to south pitched roof;*
- *alteration to height/profile of retaining wall along Station Road;*
- *removal of short flight of steps on south elevation;*
- *addition of steps on west path to building frontage;*
- *steps between the parking have been removed and parking realigned;*
- *retaining wall added to south of parking area;*
- *cycle racks have been relocated;*
- *timber pergola has been removed;*
- *landscape layout changed to a more angular design to improve buildability;*
- *seating has been relocated;*
- *adjustments to site levels;*
- *drainage feature replaced with lawn and paths and*
- *associated changes to drainage layout.*

The changes to the plans are as follows:

R/2022/0969/F3 - Approved Plans	Proposed New Plans
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Proposed Ground Floor Plan 22006-GT3-00-00-DR-A-08-1000 Rev P1	Proposed Ground Floor Plan 22006-GT3-00-00-DR-A-08-1000 Rev P3
Proposed Elevations 22006-GT3-00-ZZ-DR-A-08-2000 Rev P1	Proposed Elevations 22006-GT3-00-ZZ-DR-A-08-2000 Rev P3
Proposed Site Plan 22006-GT3-00-00-DR-A-08-1050 Rev P1	Proposed Site Plan 22006-GT3-00-00-DR-A-08-1050 Rev P3
Proposed Roof Plan 22006-GT3-00-01-DR-A-08-1001 Rev P1	Proposed Roof Plan 22006-GT3-00-01-DR-A-08-1001 Rev P3
Proposed Sections 22006-GT3-00-ZZ-DR-A-08-3000 Rev P1	Proposed Sections 22006-GT3-00-ZZ-DR-A-08-3000 Rev P3
Landscape General Arrangements 1357_101 Rev H	Landscape General Arrangements 1357_101 Rev W
Proposed Drainage Layout C001	Proposed Drainage Layout C001 Rev C03

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy
SD3 Development Limits
SD4 General Development Principles
SD7 Flood and Water Management
LS3 Rural Communities Spatial Strategy
REG4 Loftus
ED8 Rural Economy
HE1 Conservation Areas
N4 Biodiversity and Geological Conservation

OTHER POLICY DOCUMENTS

Loftus Conservation Area Appraisal

PLANNING HISTORY

R/2022/0969/F3 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. Approved 02/02/2023

RESULTS OF CONSULTATION AND PUBLICITY

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

As a result of the consultation period 1 representation has been received which makes the following comments;

- Ownership details filled in are false.

Loftus Town Council (27/06/2024)

Loftus Town Council supports this application as it supports Regeneration of the Town

Redcar and Cleveland Borough Council (Conservation Advisor) (08/07/2024)

No objection to the variation. Concentration of the parking area into one strip fronting Newcommen Terrace appears to be the most substantial variation though the re-arrangement is not considered to be harmful to the character of the conservation area. It is noted that the historic steps leading upwards from Station Road remain in-situ and the revised scheme is considered to comply with Policy HE1 of the adopted Local Plan.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land) (24/06/2024)

I have no objections to the above proposal. Condition 7 of R/2022/0969/F3 has already been discharged under R/2023/0805/CD

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance) (18/06/2024)

I have no objections the variation of condition 2 but would only reiterate my previous comments in respect of R/2022/0969/F3, namely:

The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

REASON: In the interest of neighbour amenity.

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

REASON: In the interests of neighbour amenity.

Provide a noise impact assessment, to be carried out by a competent person in accordance with all relevant guidance and standards and of sufficiently robust design to suitably identify any noise/potential noise issues associated with any fixed plant. Should the assessment identify that noise may detrimentally impact on residents, then a noise management plan must be provided stating the noise mitigating practices/equipment which is proposed to be installed/implemented.

REASON: In the interests of neighbour amenity.

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on the Conservation Area
- The impacts on neighbour amenity
- The impacts on highways safety

The principle of development

The National Planning Policy Framework (NPPF) states that new applications should be considered in the context of the presumption in favour of sustainable development.

Policy SD1 of the Local Plan confirms the policy in the NPPF in relation to the presumption in favour of sustainable development.

Policy SD2 states that priority will be given to brownfield land in sustainable locations.

Policy SD3 relates to development limits and confirms that *within development limits, development will be supported, subject to meeting other policies in the Local Plan.*

The application site is located within the identified development limits. The site is in a sustainable location and is in close proximity to a range of public transport methods, including bus routes. The site is well connected by the existing road network and pedestrian footpaths.

As a result of the site's location and the proposal the principle of development is acceptable and the proposal would accord with the broad aims of policies SD1, SD2 and SD3 of the Local Plan.

The application site is located outside of the designated centre although this part of Loftus historically formed part of the designated centre and there remains a mix of commercial and residential uses in the area. The proposal

forms part of the wider regeneration proposals for Loftus and would not have an adverse impact on the vitality or viability of the commercial centre.

Policy ED8 of the Local Plan deals with the rural economy. Amongst other things the policy seeks to promote the sustainable growth and expansion of both new and existing businesses and enterprises. The proposal, in providing a training facility, supports the aim of this policy and the application accords with policy ED8 of the Local Plan.

Policy REG4 confirms the Council's commitment to revitalising Loftus and sets out a number of aims and aspirations. As mentioned above the proposal is part of the wider regeneration proposals for Loftus and accords with the aims of policy REG4 of the Local Plan.

The variation of condition does not amend the proposed use of the building and the principle of development continues to remain acceptable.

The impacts on the character and appearance of the area

Policy SD4 of the Local Plan refers to General Development Principles. Criteria j, k and l require proposals to respect the character of the area and seek to improve the character and quality where possible along with being sustainable in design.

There are a range of buildings within the vicinity of the site. The proposal in the amended form continues to be considered a suitable scale for the location given the surrounding developments. There is also a mix in the area in terms of detail design and materials. Given the mix in the area the proposal is considered acceptable in terms of design and would not have an adverse impact on the character and appearance of the street scene or wider area.

The remaining conditions on the original permission relating to materials, landscaping and street furniture continue to remain relevant and will still require discharging.

Based on the design and the location the proposal is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings.

The application therefore accords with parts j, k and l of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on the Conservation Area

Policy HE1 of the Local Plan sets out the requirements for development within conservation areas. The policy states that development will only be permitted where it preserves or enhances the character or appearance of the conservation area. Policy HE1 also refers to demolition of buildings within

conservation area. The policy confirms demolition will only be permitted where it meets certain criteria.

The original application was accompanied by a Heritage Impact Assessment (which was updated during the application) and a Structural Engineering Condition Report. The Councils conservation advisor reviewed the information and raised no objections to the original application. The revised details submitted on this variation of condition have also been reviewed by the Councils Conservation Advisor who has confirmed that there are no objections.

The existing terrace of buildings did not make a significant positive contribution either architecturally or historically and therefore the demolition was considered acceptable in accordance with policy HE1 of the Local Plan. The removal was also necessary to allow the redevelopment of the site as part of the Loftus regeneration proposals therefore providing a public benefit.

The proposed replacement building would be set back from the road and would continue to create a landscaped area to soften the views at the junction and avoid having a building dominate this junction. The building proposed reflects local architectural styles and would not have an adverse impact on the character or appearance of the conservation.

Subject to conditions, attached to the base permission, relating to materials and final details the proposal would preserve the character and appearance of the conservation area and also provide an enhancement by opening up the crossroads and providing landscaping. The proposal therefore accords with policy HE1 of the Local Plan.

The impacts on neighbour amenity

Policy SD4 of the Local Plan at criteria b requires that proposals *will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings.*

Given the nature of the changes proposed and the separation distances provided there would be no impact in relation to overlooking or loss of privacy and the application raises no issues in terms of over bearing impacts.

Environmental Protection have recommended the use of conditions in relation to dust mitigation strategy, working hours and noise assessments. These matters were dealt with on the original permission and suitable conditions included. These conditions remain relevant and extant on the base permission.

The changes proposed would not have a significant adverse impact on the amenity of occupiers of existing buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on highways safety

Criteria p of policy SD4 states that developments will be expected to *provide suitable and safe vehicular access and parking suitable for its use and location*.

Customers, staff and visitors would continue to be expected to utilise existing car parking facilities, public transport and / or cycle walk as is the case with the previous uses and other facilities within the area.

The proposal would not have any adverse impact on the existing operation or capacity of the highway.

The highway amendments are considered acceptable the level and layout of parking is appropriate and the amendments raise no issues in terms of highways safety.

The application raises no issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

Other matters

Contaminated land

Matter relating to contaminated land were dealt with on the base permission and the relevant conditions remain relevant.

Flooding

Part f of policy SD4 states that development will be permitted where it *will not increase flood risk either on site or downstream of the development*. Policy SD7 supports part f of policy SD4 and further sets out requirements for proposals.

The application site is located within flood zone 1 and the original submission included a flood risk assessment and drainage plans. As a result of changes to the scheme the relevant drainage plans have been updated.

The site is considered suitable for the development proposed and the documentation confirms the proposal continues to raise no issues in terms of flood risk.

The application raises no issues in terms of drainage of flood risk and accords with part f of policy SD4 and policy SD7 of the Local Plan.

Nutrient neutrality

The application site is outside the catchment for nutrient neutrality and is out of scope for requiring additional information or assessment in relation to this matter.

Ecology

Policy N4 of the Local Plan seeks to protect and enhance the Boroughs biodiversity.

A bat survey and ecological risk assessment was submitted with the original application.

The assessment confirmed that no bats were seen to emerge from the buildings during the survey period. During the survey bats were encountered on three occasions although they were not in the buildings. No other ecological receptors of value were observed or be likely to occur. No additional surveys or conditions were recommended.

The proposal is considered acceptable in terms of ecology and accords with policy N4 of the Local Plan.

Prevention of Crime

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

CONCLUSION

For the reasons outlined above the proposal and changes to the scheme are considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would respect the character of the site and surroundings. The works are part of the wider Loftus regeneration proposals. The proposal accords with policies SD1, SD2, SD3, SD4, SD7, LS3, REG4, ED8, HE1, and N4 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development 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 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.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted is a satisfactory scheme and therefore no negotiations have been necessary.

INFORMATIVES

The conditions on the original permission R/2022/0969/F3 remain extant and applicable to the development