

Redcar and Cleveland Borough Council

Planning (Development Management)

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| APPLICATION NUMBER: | R/2024/0419/F3 |
| LOCATION: | Dis-used railway embankment Guisborough Rugby Club Belmangate Guisborough |
| PROPOSAL: | Replacement of existing concrete steps with steel staircase |

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

APPLICATION SITE AND DESCRIPTION

Permission is sought for replacement of existing concrete steps with steel staircase.

The application relates to dis-used railway embankment, Guisborough Rugby Club, Belmangate, Guisborough.

There is an existing set of steps which connects the railway walkway with the land adjacent to Guisborough Rugby Club which is accessed off Belmangate. The existing steps are worn and in a dangerous state. It is proposed that the existing steps be replaced with a steel staircase and a handrail on either side. The replacement steps would be in the same position as the existing steps.

The application has been accompanied by proposed plans and elevations along with a photograph of the existing steps.

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

OTHER POLICY DOCUMENTS

None

PLANNING HISTORY

None

RESULTS OF CONSULTATION AND PUBLICITY

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

As a result of the consultation period 2 representations have been received which make the following comments;

- In full support of the replacement steps as the existing feature is very uneven.
- However have concerns over the proposed use of a pre-fabricated steel staircase.
- Steel is not often used along the railway line for steps.
- Industrial feel, not in keeping with the location.
- Will require regular maintenance.
- Two handrails are a much needed improvement.
- Steel treads could become a slip hazard in wetter months.
- Other options should be considered.
- Will the treads be maintained, what level will be need and how is this guaranteed?

Guisborough Town Council

Do not object

Ward Members

Councillor Bill Suthers

I strongly support this application. These steps are dangerous and an accident waiting to happen.

Member of Parliament

The following comments have been received from Luke Myers MP office

There is a planning request for Guisborough for the embankment. I have a strong interest in mobility issues in Guisborough and the embankment is a particular strong example where access to those with mobility needs are not taken in to account.

This latest planning application by RCBC is a case of this which is to replace some very poor quality steps on the embankment with a steel staircase. If somebody on a Mobility scooter joins the embankment at Enfield Chase, there only opportunity to leave the embankment is at Whitby Avenue.

This is the same for wheelchair users, cyclists, reduced mobility, partially sighted possibly partially sighted.. and very importantly pushchairs. Here we have a planning application that does not take mobility into account. I would like you to look into the application please and possibly at the same time give the council a talking to on the need to think outside of access for those that are regarded as abled bodied.

Also if you consider the steps that the council are thinking of replacing then they join up to a path to Rectory lane. If that path was improved it would create a major mobility improvement for Gusiborough with very little effort or outlay. It's this thinking that is needed. A steel staircase will be dangerous in winter conditions, is terrible for mobility and frankly is more like a solution to an issue that is ill thought out.

Ramblers

Providing the embankment Right of Way and the Belmangate steps remain open while work is underway we have no objections to the proposal.

Redcar and Cleveland Borough Council (Public Rights of Way)

No Objection

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

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

The principle of development

The application site is located within the development limits. The area is predominantly residential in nature. The principle of replacement steps in this location is acceptable and the proposal would accord with the aims of policy SD3 of the Local Plan.

The impacts on the character and appearance of the area

The area surrounding the steps and the wider railway line is predominantly residential. The replacement steps are of a suitable scale for the location required by the existing changing levels in the area. The comments from the residents are noted in terms of the choice of materials and while it is acknowledged that steel is not a common feature along the existing walkway or steps the proposal would not be out of character for the area to levels which would be considered detrimental.

The proposal is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with part j of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

Due to the nature of the development the proposal raises no issues in terms of neighbour amenity. The development does not have any overbearing impacts and the use of the steps and walkway does not cause any issues in terms of overlooking.

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

The impacts on highways safety

The steps provide pedestrian access only and do not impact on vehicular access or parking for the rugby club.

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

Other matters

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

The comments in relation to maintenance of the treads are noted and have been passed to the application for consideration. The maintenance of the structure falls outside of planning control.

CONCLUSION

For the reasons outlined above the proposal is considered acceptable. The proposal would not have a significant adverse impact on neighbour amenity and the proposal raises no issues in terms of highways safety or crime prevention. The scale and design is acceptable and the proposal would respect the character of the site and surroundings. The proposal accords with policies SD3 and SD4 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

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

GRANT PLANNING PERMISSION subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan received by the Local Planning Authority on 20/06/2024
Site Plan received by the Local Planning Authority on 20/06/2024
Proposed plan received by the Local Planning Authority on 26/06/2024

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.