

REGULATORY COMMITTEE

Thursday, 19 September 2024

REGULATORY COMMITTEE

A meeting of the Regulatory Committee was held on Thursday, 19 September 2024 at the Civic Centre, Ridley Street, Redcar, TS10 1TD.

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

OFFICIALS R Asadi, A Carter, E Dale, C Griffiths and
E Garbutt, R Kay, M Lawton, E Patience, D
Pedlow and R Wren.

IN ATTENDANCE Councillor Evans

APOLOGIES FOR ABSENCE

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

172 **DECLARATIONS OF INTEREST**

Councillor Clark declared an interest in application R/2024/0506/CD and took no part in the discussion nor voted thereon.

173 **TO CONFIRM THE MINUTES OF THE REGULATORY COMMITTEE MEETING HELD ON 25 JULY 2024 AND THE TAXI PANEL HELD ON 27 AUGUST 2024.**

RESOLVED that the minutes of the meeting of the Regulatory Committee held on 25 July 2024 and the Taxi Panel held on the 27 August 2024 be confirmed and signed by the Chair as a correct record.

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

RESOLVED that the attendance matrix be noted.

Thursday, 19 September 2024

- 175 **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 AND FOUNTAIN STREET, GUISBOROUGH**

The Executive Director for Growth, Enterprise and Environment advised Members that this application had been withdrawn.

:-NOTED.

- 176 **R/2024/0506/CD PARTIAL DISCHARGE OF CONDITION 23 (HIGHWAYS IMPROVEMENTS) OF PLANNING APPLICATION R/2013/0669/00M APPROVAL ON APPEAL APP/VO728/W/15/3134502 FOR OUTLINE APPLICATION FOR 821 DWELLING SCHEME WITH ANCILLIARY USES, NEIGHBOURHOOD CENTRE, PETROL FILLING STATION, DRIVE-THRU RESTAURANT, PUB/RESTAURANT, 60 BED HOTEL AND CAR PARKING WITH DETAILS OF ACCESS LAND TO THE SOUTH OF MARSKE-BY-THE SEA BOUNDED BY LONGBECK ROAD, A1085 AND A174 MARSKE-BY-THE-SEA**

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

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

Councillors King and Learoyd were not in attendance but had requested that their objections be read out.

Councillor King requested a deferment for a meeting with the Ward Councillors.

Councillor Learoyd requested a deferment to allow a Section 73 application to be made.

Members sought questions of clarification around the following matters;

- Network Rail had advised that they had no further comment however what was their original comment and what were the conditions;
- Why did the drawing of Redcar Lane not show any improvement on the exit road on the roundabout in the northerly direction?
- Would have been helpful to have had sight of the Transport Assessment;
- Believed the road would be dualled and would like to see a

REGULATORY COMMITTEE

Thursday, 19 September 2024

schedule to allow that to happen as the development would add volume to the traffic;

- Were we pushing for the dual carriageway element?
- With regard to the route through Marske there was potential for restrictions which would cause tailbacks. Had this been taken into account?
- How many phases were there with the development?
- The changes at the bridge would not impact the first two phases and would allow time for an alternative scheme if finances were found;
- How would it effect access to the private properties and the coal yard.

The objectors at the meeting made the following comments:-

- The drawings were the second that had been presented. The drawings submitted on the 1 July contained technical errors and were not fit for purpose. The application submitted on the 4 September showed the pedestrian crossing to the south of the railway bridge, the signal stop line had moved to the north. The coal yard access was not under signal control. The technical errors had been rectified however there were still omissions which would compromise safety. There were no barrier rails and the footway was only 1.2m wide;
- Vehicles queueing would block access to the coal yard and the residential properties;
- The developers would be unlikely to build footways for 3 to 4 years;
- There should be road safety audits before the scheme was implemented;
- Requested deferment until phase 3;

Members questioned the objector on the following points:

- Asked on what basis the objector was challenging any technical errors in the drawings;

The representative from the Parish Council made the following comments;

- The proposed traffic light scheme formed part of the pre application discussions in 2012;
- The application was refused and taken to appeal and the Secretary of State's decision requested conditions including improvements to highway safety;
- The application was only before Members today because of a corporate complaint as the agreement with the Residents Steering Group had been broken;
- The discharge of this condition would not meet the requirement of

REGULATORY COMMITTEE

Thursday, 19 September 2024

- the Secretary of State;
- Access to the station and the village could be provided by other means;
- This proposal would result in traffic tailbacks to the roundabout;
- This scheme was not viable;
- Requested a deferment to December 2024 to allow stakeholders to hold round table discussions to include Ward members, Councillors and representatives from the developers.

Members questioned the Parish Council representative on the following points;

- Bearing in mind the inspector referred specifically to highway safety at what point should the level of highway safety be evaluated and by whom?
- If you are saying the scheme was not viable then what type of scheme would you like to see?
- In 2017 the inspector approved the conditions and it would be difficult to go against his decision;
- Had there been any engagement with Taylor Wimpey or Miller Homes?

The Ward Member present made the following comments;

- Disappointed that Network Rail simply commented and made no objections;
- This scheme appeared to be the only way that things could proceed;
- Skelton had a similar scheme under their railway bridge but there was much less traffic;
- This was a 10 year old plan and questioned its suitability;
- The road was often blocked with loading/unloading vehicles;
- This proposal would have a detrimental effect on the community;
- There was only one main road in and out of Marske;
- Requested a Section 73.

The agent present at the meeting made the following comments;

- Planning Permission had been granted however the Secretary of State as part of the highway works had requested condition 23;
- He had worked hard with officers to agree the conclusions within the report;
- There was no requirement for detailed technical arrangements and these would be looked at through the Section 278. This would not alter the design and therefore he requested approval.

REGULATORY COMMITTEE

Thursday, 19 September 2024

Members debated the application and made the following comments:-

- Sought guidance from officers over whether members had any jurisdiction over this decision and where the discussions on the Section 278 would take place;
- There had been no discussion on the design or details previously and at the Inquiry the Inspector had not allowed any discussion on this subject;
- Was there any ability to take part in the review of the design?
- How should this matter be properly addressed?
- Would there be keep clear signs for the properties on the highway to the north of the bridge?
- Were the second set of drawings done in response to the objectors comments?
- Given that the development could take 4/5 years were round the table discussions possible in relation to the Section 278. Could we ask the agent to delay as in the future there might be significant funding coming through;
- Agree that improvements on the A174 would help improve traffic problems at the railway bridge and we were unable to alter the bridge;
- Cannot see the need for further discussions;
- Looking at the best alternative for pedestrians and a one way system was the solution;
- The bridge should be looked at as a priority for future funding from the Tees Valley Combined Authority as it was not fit for purpose;
- Not convinced that the health and safety of pedestrians had been given full consideration particularly without the installation of barriers;
- Not comfortable hearing about the amount of deliberation since the Planning Inquiry;
- If the Authority had been involved in any deliberations then disappointed that a better solution had not been found;
- Need to be conscious of public safety and am not condoning pedestrians walking under the bridge without a safe method of transit;
- In terms of timescale and the phasing of the development there was adequate time for deliberations;
- There used to be a similar challenge at Saltburn;
- There had been discussions outside of the committee which we had not been privy to and therefore would like to see the application deferred;
- Deferment for a reasonable time would allow time to look at the discussions which had taken place at the Steering Group and what had been agreed. It would also allow conversations to be held with

Thursday, 19 September 2024

- the TVCA;
- How can we say what the future traffic flows would be and would like to see the traffic lights working now;
 - The original application was refused in 2013 and the appeal was granted by the Secretary of State. These conditions formed part of his decision. The highways experts put forward their proposals and these were dealt with by a Section 278;
 - Do not see any value in deferring the application;
 - Hope that the scheme was not in place for another 3 to 4 years by which time funding might be available for an alternative scheme.

Following the debate members resolved to grant the discharge of bullet points 2,3,4 and 5 of the following condition (23) attached to outline planning permission.

Prior to the commencement of development (unless stated otherwise below), or in accordance with a phasing scheme to be agreed in writing with the Local Planning Authority, the following highways improvements that are set out in the Transport Assessment (Report Reference 1270/3/E, August 2016) shall be submitted to and approved in writing by the Local Planning Authority:

- Pedestrian access on A1085 into Marske, by way of a footway under the A1085 railway bridge, prior to first occupation of the development;
- A174/A1042 Kirkleatham Lane (SJ18, drawing no. 1270/40), prior to first occupation of the development;
- A174/ Fishponds Road (SJ19, drawing no. 1270/34/A), prior to occupation of Phase 2 (the 275th dwelling);
- A174/Redcar Lane (SJ20, drawing no. 1270/35), prior to occupation of Phase 3 (the 633rd dwelling).

177

NATIONAL PLANNING POLICY FRAMEWORK UPDATE

The Executive Director for Growth, Enterprise and Environment advised Members that on the 30 July 2024, the Government published a consultation on proposed changes to the National Planning Policy Framework (NPPF). The consultation period closes on the 24 September 2024. The report provided information to members of Regulatory Committee on the proposed amendments to the NPPF and other proposed changes to the planning system.

Officers responses to the consultation questions, taking into account the technical considerations of implementing the proposals, having been presented in Appendix 1 for reference. The consultation was open to individual responses and details of the consultation and ways to respond could be found at:

Thursday, 19 September 2024

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>.

Members made the following comments:-

- How would this effect the strategic gap in the Local Plan?
- A Member requested that confirmation that the changes would not effect the strategic gap be noted;
- Requested guidance on the timescale;
- No capacity to increase land availability?
- Do the changes to the NPPF change our requirements?
- When would the Local Plan be reviewed?

:-NOTED.

178

R/2024/0317/FF PROVISION OF HOLIDAY CHALET FOR PRIVATE USE LAND SOUTH OF MIDDLESBROUGH ROAD GUISBOROUGH

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

Members sought questions of clarification around the following matters;

- How would we enforce condition 8?
- Disappointed that the nutrient neutrality scheme was not being provided on site;
- Where would the delivery of the private scheme off site take place?
- The building itself whilst constructed of wood was rather large;
- It was a two bed bungalow rather than a chalet;
- The wooden fence shown on the photographs was now a brick wall. Was that a breach and was it permitted?
- Can we monitor the use of the building if it were to be approved?

The objector present at the meeting made the following comments:-

- Object to the application on the grounds of planning policy;
- There was no justification for the building;
- Question whether it conformed with Policy SD3 of the Local Plan?
- As the chalet was for private use was the criteria met?
- It was a private holiday chalet and not for tourism use;
- The applicant had already been given planning permission for a day room in order to visit the site and check on the welfare of his ponies;
- It would appear that the applicant now wanted to live on the site;
- It was not temporary accommodation;

REGULATORY COMMITTEE

Thursday, 19 September 2024

- The horses were for the applicant's personal use;
- The applicant had chosen to keep horses away from where he lived;
- Condition 8 would mean that every site would be eligible for a holiday home;
- The building would be for residential use;
- There was no local or planning policy justification.

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

- The boundary treatment was outside the applicant's curtilage;
- The application was for a holiday chalet for private use;
- The applicant currently had 12 miniature ponies on the site;
- The applicant lived in Gateshead;
- The chalet would not be visible from Middlesbrough Road apart from the ridgeline.
- The applicant had no intention of residing in the area;
- The applicant had paid £5000 for offsite mitigation;
- The occupation would be controlled by condition and enforcement;
- Request approval with the conditions as set out and the mitigation measures.

Members questioned the agent on the following points:-

- Where would the nitrate credit scheme be provided?
- Where nitrate offset was to take place the details should be provided so that it could be recorded in the system.

Members debated the application and made the following comments:-

- We have been back and forth over the years with this site;
- Will it be just like a chalet.

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; plans and elevations (TPS001b) received by the Local Planning Authority on 03/06/2024

REGULATORY COMMITTEE

Thursday, 19 September 2024

Site Section View Plan (TOS002b) received by the Local Planning Authority on 03/06/2024

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

3. 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.

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.

4. 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.

5. 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;
- 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.

REASON FOR PRE COMMENCEMENT: To ensure the construction details are agreed prior to any works starting on site.

6. Prior to the occupation of the holiday chalet hereby approved a final signed nutrient neutrality certificate shall be obtained and submitted to the

REGULATORY COMMITTEE

Thursday, 19 September 2024

Local Planning Authority in writing.

REASON: To ensure the development is nutrient neutral in accordance with the Conservation of Habitats and Species Regulations 2017.

7. The development shall not commence until a [Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan including a timetable for the agreed works;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority. The development shall then be completed in accordance with the approved details.

REASON: For the avoidance of doubt and to secure the bio-diversity net gain requirements.

REASON FOR PRE-COMMENCEMENT: To ensure the net gain requirements are agreed and sought prior to the loss of the bi-diversity units on site.

8. The holiday chalet shall be used in conjunction with the horsiculture activity on the wider application site as outlined in blue on the Location plan; site plan; plans and elevations (TPS001b) received by the Local Planning Authority on 03/06/2024 and shall not be used or let as a separate / independent holiday chalet.

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

9. The development hereby approved must comply with the following requirements that:

Thursday, 19 September 2024

- (i) the accommodation shall be occupied for holiday purposes only
- (ii) the accommodation shall not be occupied as a person's sole, or main place of residence
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the accommodation, and of their main home addresses.

The owner/operator shall advise the Local Planning Authority of the Name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

REASON: The approved holiday accommodation is outside development limits and in order to comply with the terms of the planning application. Holiday accommodation is in accordance with Local Plan Policy SD3

179

R/2024/0354/FFM MIXED USE DEVELOPMENT OVER 3 FLOORS TO INCLUDE 5 RETAIL UNITS; RESTAURANT AND PUBLIC HOUSE, AND 13 RESIDENTIAL APARTMENTS INCLUDING BALCONIES AND ASSOCIATED CAR PARKING (REVISED SCHEME) FORMER NORMANBY HOTEL 514 NORMANBY ROAD NORMANBY

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

Members sought questions of clarification around the following matters;

- There was no reference to the storage of waste within the building;
- The premises had been an eyesore for a number of years;
- Confirm why we were going against the highways recommendation for the provision of 4 car parking spaces;
- What was the distance between the premises and the adjacent buildings?

At this point Councillor Thomson left the meeting.

The agent present made the following comments:-

- This application had been submitted following a previous approval;
- This was a full application which varied and improved on the previous design and included two additional apartments and a restaurant function room;
- The applicant had paid £14,500 to Natural England for credits to mitigate the scheme;
- The required separation distance from the premises to the nearest property was 21 metres this scheme was 23 metres.

REGULATORY COMMITTEE

Thursday, 19 September 2024

Members questioned the agent on the following points;

- Normanby currently had empty retail units and it did not need any more takeaways;
- Planning Permission had been originally granted a year ago and the applicant had gone away and tweaked the plans;
- If Planning Permission were to be granted today what would be the timescale to completion?
- Adding two bedrooms and a function room but are you increasing the curtilage of the building?

Members debated the application and made the following comments:-

- The premises had been vacant for several years;
- There would be no increase in the size of the site;
- The premises were in the commercial area of Normanby;
- No valid reason to refuse;
- Ward Members have no objections.

Following the debate members resolved that they were minded to grant permission subject to the payment of the SPA contribution and 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 24/05/2024

- Proposed site plan received by the Local Planning Authority on 05/09/2024

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

- Proposed first and second floor plan received by the Local Planning Authority on 09/09/2024

- Proposed north elevation received by the Local Planning Authority on 09/09/2024

REGULATORY COMMITTEE

Thursday, 19 September 2024

- Proposed west and south elevations received by the Local Planning Authority on 24/05/2024
- Existing and proposed east elevations received by the Local Planning Authority on 05/09/2024
- Proposed roof plan received by the Local Planning Authority on 24/05/2024
- Construction Environmental Management Plan received by the Local Planning Authority on 24/05/2024

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

3. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as drainage will need to be installed before above ground construction.

4. Before the occupation of the development hereby permitted, a Service Management Plan (SMP) regarding the commercial units shall be submitted to and approved in writing by the Local Planning Authority.

The Service Management Plan (SMP) shall describe the means of servicing and times of deliveries and means provision for servicing/delivery vehicles. The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and their delivery times should also be detailed to demonstrate that the proposed system would work.

The SMP should also include details of waste collection from both the commercial and residential units hereby approved. Any measures described in the SMP shall be implemented within the time period identified.

REASON: To ensure there is no adverse effect on the amenity of neighbouring properties and users of Normanby Road in accordance with Local Plan Policy SD4.

REGULATORY COMMITTEE

Thursday, 19 September 2024

5. The extensions and alterations hereby approved shall be constructed with the external finishing materials as detailed on the proposed north, south and western elevation drawing received by the Local Planning Authority on the 9th September 2024 and 24th May 2024.

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.

6. 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.

7. 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.

8. Prior to the development being brought into end use, a detailed acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The detailed acoustic report shall be carried out by a competent person and shall detail the existing noise climate at the development site.

The following documents; BS 8233, WHO Guidelines on community noise and ProPG: Planning and Noise specifically address these issues. The aim of the report will be to establish whether sound attenuation measures are required to protect future residents from the transferral of sound from 1st floor commercial premises and from road traffic noise.

In the event that the acoustic report finds that the following noise levels would be exceeded, a noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be completed in accordance with the approved details.

REASON: In the interests of the amenity of the area in accordance with Local Plan Policy SD4.

REGULATORY COMMITTEE

Thursday, 19 September 2024

9. Prior to installation of the equipment for ventilation and filtration to suppress and disperse any fumes and/or odour created from the cooking operations on the premises (including details of noise attenuation), a scheme of works 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 ventilation 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.

The development shall then be completed in accordance with the approved details.

REASON: In the interests of the amenity of the area in accordance with Local Plan Policy SD4.

10. Prior to the occupation of the development hereby approved full details of the proposed security gate and security lighting shall be submitted to and approved in writing by, the Local Planning Authority. The development shall then be completed in accordance with the approved details which shall thereafter be retained at all times.

REASON: To protect the safety of future residents in accordance with Local Plan Policy SD4.

11. The first floor external terrace area hereby approved shall not be open to customers outside the following hours: - 10am - 9pm.

REASON: To ensure the development would not cause any issues in terms of noise and disturbance in the interest of residential amenity in accordance with policy SD4 of the Local Plan.

12. Prior to the occupation of any of the residential 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.

At this point Councillors Rider and Martin left the meeting.

Thursday, 19 September 2024

180 **R/2024/0396/CA PARTIAL DEMOLITION OF GARAGE REPLACE WITH A TWO STOREY BUILDING AS TWO ONE BEDROOM RESIDENTIAL FLATS, WORKS TO INCLUDE ASSOCIATED BOUNDARY TREATMENTS AND BIN STORE (AMENDED SCHEME) REAR OF 11 MARINE PARADE SALTBURN**

Councillor Clark took the Chair for this particular item.

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

Members sought questions of clarification around the following matters;

- Were there any restrictions preventing the property being used as a holiday let?
- Concerned it might set a precedent;
- Disappointed in the lack of parking as this property could have 4/5 vehicles;
- Hope they did not use the back alley for parking;
- What was the reason for the withdrawal of the previous application?

The agent present at the meeting made the following comments;

- The application was for the demolition of the existing garage to provide a two storey building;
- It would not be a holiday let;
- Fits in with the scale and design in the location;
- The development would have a positive impact on the heritage asset;
- The property was a similar scale to the adjacent house;
- Worked with the Conservation Officer to come up with the design;
- It would add to the housing stock;
- The property was in a sustainable location;
- All consultations had been concluded.

Members questioned the agent on the following points;

- In relation to the scale and design would it be like for like with the adjacent property?
- What were the plans in relation to construction?
- The builder had a history of flat building in the Town and lived locally;
- Who would manage the property?

Members debated the application and made the following comments:-

REGULATORY COMMITTEE

Thursday, 19 September 2024

- The proposal would provide additional accommodation;
- The proposal was similar to what was there already;
- The property was within development limits and the Conservation Officer was happy with it;
- The agent had confirmed that it would be constructed of brick;
- Would have had greater concerns had the adjacent property had windows that overlooked ;
- Still had concerns over parking.

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 & Location Plans and Boundary Elevations (ref 003) received by the Local Planning Authority on 12.06.2024

Proposed Plans and Elevations (ref 002 B) received by the Local Planning Authority on 19.06.2024

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

3.Prior to construction above ground level, full details and/or samples of all materials including bricks, sills, slates, coping stones / water tables, rainwater gutters and pipes, windows and doors, to be used in the external elevations and for the roof, 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 setting of nearby listed buildings, as required by Policy HE1 & HE2 of the adopted Local Plan.

4.Prior to installation of windows, details of window rebate and reveal, drawn at a scale of not less than 1:20, 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 setting of nearby listed buildings, as required by Policy HE1 & HE2 of the adopted Local Plan.

Thursday, 19 September 2024

5. 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

6. 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.

7. 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.

181

R/2024/0419/F3 REPLACEMENT OF EXISTING CONCRETE STEPS WITH STEEL STAIRCASE DIS-USED RAILWAY EMBANKMENT GUIBOROUGH RUGBY CLUB BELMANGATE GUIBOROUGH

Councillor Clark took the Chair for the following application.

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

Members sought questions of clarification around the following matters;

- There was mention in the report of steel steps and them being

Thursday, 19 September 2024

- slippy. What measures had been taken to reduce this?
- Can you confirm that the steps were not wood and that there would be two handrails?
 - Who was paying for the proposal;
 - Had there been any complaints about the existing steps?

Members debated the application and made the following comments:-

- The steps were well used and needed to be replaced;
- Steel was being used due its long life and they would incorporate an element of non slip;
- The proposal was welcomed by residents;
- The design was appropriate.

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 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.

DELEGATED DECISIONS

Councillor Smith resumed the Chair for the remainder of the meeting.

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.

Thursday, 19 September 2024

:-NOTED.

183 **APPEAL INFORMATION**

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

:-NOTED.

184 **ENFORCEMENT SCHEDULE**

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

:-NOTED.

185 **DEEMED CONSENT APPLICATIONS**

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

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.

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.

REGULATORY COMMITTEE

Thursday, 19 September 2024

The Executive Director for Growth, Enterprise and Environment advised Members that this application had been withdrawn.

:-NOTED.