Redcar & Cleveland Borough Council Directorate of Economic Growth Development Management Redcar & Cleveland House Kirkleatham Street, Redcar Yorkshire TS10 1RT

1. Site Address

Property name

Number

Suffix



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Address line 1		
Address line 2		
Address line 3		
Town/city		
Postcode		
Description of site locat	ion must be completed if postcode is not known:	
Easting (x)	453155	
Northing (y)	521595	
Description		
Junction of Smith's Do	ck Road and Dockside Road, Middlesbrough, TS6 6AL	
2. Applicant Detai	ils	
Title	Mr	
First name	Darren	
Surname	Edmends	
Company name	South Tees Development Corporation	
Address line 1	South Tees Development Corporation	
Address line 2	Teesside Management Offices	
Address line 3		
Town/city	Redcar	
Country		
	Planning Portal Re	ference: PP-07965001
	i idililiigi ottai itti	

2. Applicant Deta	ils	
Postcode	TS10 5QW	
Primary number		
Secondary number		
Fax number		
Email address		
Are you an agent actin	g on behalf of the applicant?	● Yes No
3. Agent Details		
Title	Miss	
First name	Victoria	
Surname	Douglass	
Company name	WSP	
Address line 1	WSP	
Address line 2	3 White Rose Office Park	
Address line 3	Millshaw Park Lane	
Town/city	Leeds	
Country		
Postcode	LS11 0DL	
Primary number	01133016236	
Secondary number		
Fax number		
Email	vicky.douglass@wsp.com	
4. Site Area		
What is the measurem (numeric characters or		1
Unit	sq.metres	
5. Description of	•	
	s of the proposed development or works including any ch Technical Details Consent on a site that has been grante	ange of use. d Permission In Principle, please include the relevant details in the description
Change of use applica highway to allow const now been reached with	tion for additional small area of land adjacent to approve truction of footway and verge for new roundabout constru n PD Ports to relinquish small area of land for adoptable	d planning application R/2017/0788/FF. Change of use from open land to public cted at junction of Smith's Dock Road and Dockside Road. An agreement has footway and verge.
Has the work or chang	e of use already started?	

5. Description of the Proposal		
If yes, please state the date when the work or		
change of use started (date must be pre- application		
application submission) DD/MM/YYYY		
Has the work or change of use been completed?	ℚ Yes	
6. Existing Use		
Please describe the current use of the site		
Open land. Vegetated area owned by developer behind a pallisade fence. Small	I tarmac area for vehicle access to site that is no	longer in use (fenced off).
Is the site currently vacant?	○ Yes	. ● No
Does the proposal involve any of the following? If Yes, you will need to sub	mit an appropriate contamination assessmer	nt with your application.
Land which is known to be contaminated	○ Yes	. ■ No
Land where contamination is suspected for all or part of the site	○ Yes	No
A proposed use that would be particularly vulnerable to the presence of contamir	nation	. ● No
7. Materials		
Does the proposed development require any materials to be used?	@ Voc	. ○ No
Please provide a description of existing and proposed materials and finishe		
[
Vehicle access and hard standing		
Description of existing materials and finishes (optional): Tarmac with concrete kerbs		
Description of proposed materials and finishes:	Tarmac with concrete kerbs	
Boundary treatments (e.g. fences, walls)		
Description of existing materials and finishes (optional):	Concrete pallisade fence	
Description of proposed materials and finishes:	Metal security fence	
Other type of material (e.g. guttering) Lanscaping		
Description of existing materials and finishes (optional):	Grass and shrubs	
Description of proposed materials and finishes:	Grass batter slope	
Are you supplying additional information on submitted plans, drawings or a desig	n and access statement?	. ■ No
3. Pedestrian and Vehicle Access, Roads and Rights of Way		
ls a new or altered vehicular access proposed to or from the public highway?	Q Yes	. ● No
ls a new or altered pedestrian access proposed to or from the public highway?	ℚ Yes	. ● No
Are there any new public roads to be provided within the site?		
and and any non-passion reads to be provided maintain one.	○ Yes	₩ INU

8. Pedestrian and Vehicle Access, Roads and Rights of Way		
Are there any new public rights of way to be provided within or adjacent to the site?	⊚ Yes	⊚ No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	Yes	□ No
If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference	numbers	
All diversions and new vehicular access/pedestrian access covered under approved planning application R/2017/0788/FF	:	
9. Vehicle Parking		
Is vehicle parking relevant to this proposal?	○ Yes	No
10. Trees and Hedges		
Are there trees or hedges on the proposed development site?	Yes	□ No
And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?		⊚ No
If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local plan required, this and the accompanying plan should be submitted alongside your application. Your local planning at website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, dem Recommendations'.	uthority s	should make clear on its
11. Assessment of Flood Risk		
Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)	Yes	No No
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.		
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?		No No
Will the proposal increase the flood risk elsewhere?		⊚ No
How will surface water be disposed of?		
Sustainable drainage system		
Existing water course		
Soakaway		
✓ Main sewer		
☐ Pond/lake		
12. Biodiversity and Geological Conservation Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site?	pplication	on site, or on land adjacent to
or near the application site? To assist in answering this question correctly, please refer to the help text which provides guidance on determini geological conservation features may be present or nearby; and whether they are likely to be affected by the prop	ng if any osals.	important biodiversity or
 a) Protected and priority species: Yes, on the development site Yes, on land adjacent to or near the proposed development No 		
b) Designated sites, important habitats or other biodiversity features:		

12. Biodiversity and Geological Conservation			
 Yes, on the development site Yes, on land adjacent to or near the proposed development No 			
c) Features of geological conservation importance: Yes, on the development site Yes, on land adjacent to or near the proposed development No			
13. Foul Sewage			
Please state how foul sewage is to be disposed of: Mains Sewer Septic Tank Package Treatment plant Cess Pit Other Unknown			
Are you proposing to connect to the existing drainage system?	☑ Yes	No	Unknown
14. Waste Storage and Collection			
De the place is a more to store and sidthe collection of more to		No	
Have arrangements been made for the separate storage and collection of recyclable waste?	☑ Yes	No	
15. Trade Effluent			
December any angli in taken the mond to displace of trade offlicents are trade to see 2	☑ Yes	No	
16. Residential/Dwelling Units Due to changes in the information requirements for this question that are not currently available on the system, if y Residential/Dwelling Units for your application please follow these steps: 1. Answer 'No' to the question below;	you nee	ed to su	pply details of
 Download and complete this supplementary information template (PDF); Upload it as a supporting document on this application, using the 'Supplementary information template' document 	ent type	-	
This will provide the local authority with the required information to validate and determine your application. Does your proposal include the gain, loss or change of use of residential units?	ℚ Yes	No	
17. All Types of Development: Non-Residential Floorspace			
Decrease and in the last residence of the control o	☑ Yes	No	
18. Employment			
Will the proposed development require the employment of any staff?		No	
19. Hours of Opening			
And I leaves of On a ring uples part to this purposed?		⊚ No	

Can the site be seen from a public road, public footpath, bridleway or other public land? If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? The agent The agent The application Advice Has assistance or prior advice been sought from the local authority about this application? Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently): Officer name: Title Mr First name David Surname Pediow Reference STDC - South Industrial Zone Access Date (Must be pre-application submission) 15:055/2019 Details of the pre-application advice received The advice I can offer is as follows: The boundary to the original application excluded PD Ports land and was a very odd shape. It is now assumed that an agreement with PD has been reached for the inclusion of the land therefore addressing the previously odd shaped application site. The most appropriate course of action would be a fresh application for the new area, change of use from open land to public highway, this will attract the smallest fee and we can advise that subject to your own risk, validation of the original condition on the application as the works will take place outside the original application site. In hope this allows you to progress the situation. Kind Regards David Pedium (MFTP) Principal Panning Officer Redicar & Cleveland Borough Council				
Footbays and verge for adjacent roundbotul if this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority inhould make it clear what information it requires on its website 21. Hazardous Substances Does the proposal involve the use or storage of any hazardous substances? 22. Site Visit Can the site be seen from a public road, public footpath, bridienway or other public land? 1 the approximation of the proposal involve the use or storage of any hazardous substances? 22. Site Visit Can the site be seen from a public road, public footpath, bridienway or other public land? 1 the approximation and the proposal involve the use or storage of any hazardous substances? 1 the approximation and the proposal involve the use or storage of any hazardous substances? 23. Pro-application Advice Has assistance or prior advice been sought from the local authority about this application? 24. Yes No 17 the application Advice 13. Pro-application Advice 14. As assistance or prior advice been sought from the local authority about this application? 24. Yes No 17 the paper of the proposal information about the advice you were given (this will help the authority to deal with this application more difficiently.) 18. Pro-application advice been sought from the local authority about this application? 19. Yes No 19. Yes No		•		
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The boundary to the original application excluded PD Ports land and was a very odd shape. It is now assumed that an agreement with PD has been reached for the inclusion of the land therefore addressing the previously odd shaped application site. The most appropriate course of action would be a fresh application for the new area, change of use from open land to public highway, this will attract the smallest fee and we can advise that, subject to your own risk, we have no objection to the works carrying on as we process the application. Unfortunately it is not possible to treat this as a non-material amendment or a variation of the original condition on the application as the works will take place outside the original application site. I hope this allows you to progress the situation. Kind Regards David Pedlow MRTPI Principal Planning Officer Redcar & Cleveland Borough Council 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following:	Details of the pre-appl	lication advice received		
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Kind Regards David Pedlow MRTPI Principal Planning Officer Redcar & Cleveland Borough Council 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following:	for the inclusion of the application for the new we have no objection	land therefore addressing the previously odd shaped app varea, change of use from open land to public highway, th to the works carrying on as we process the application. U	lication site. The most appropriate course his will attract the smallest fee and we can a infortunately it is not possible to treat this as	of action would be a fresh advise that, subject to your own risk,
David Pedlow MRTPI Principal Planning Officer Redcar & Cleveland Borough Council 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following:	I hope this allows you to progress the situation.			
Principal Planning Officer Redcar & Cleveland Borough Council 24. Authority Employee/Member With respect to the Authority, is the applicant and/or agent one of the following:	Kind Regards David Redlow MRTRI			
With respect to the Authority, is the applicant and/or agent one of the following:	Principal Planning Officer Redcar & Cleveland Borough Council			
With respect to the Authority, is the applicant and/or agent one of the following:				
With respect to the Authority, is the applicant and/or agent one of the following:	24 Authority Em	nlovee/Member		
a) a member of Staff	-	uthority, is the applicant and/or agent one of the follow	wing:	

(b) an elected member
(c) related to a member of staff
(d) related to an elected member

24. Authority Em	ployee/I	Member	
It is an important principle of decision-making that the process is open and transparent.			
For the purposes of the informed observer, has the Local Planning Au	nis questior ving considithority.	n, "related to" means related, by birth or otherwise, closely enough that a fair-minded and dered the facts, would conclude that there was bias on the part of the decision-maker in	
Do any of the above s	statements	apply?	
		es and Agricultural Land Declaration - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate	
under Article 14			
the date of this applican	cation, wa	that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before s the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.	
* 'owner' is a person section 65(8) of the T	with a free own and (ehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in Country Planning Act 1990	
Owner/Agricultural Ter	nant		
Name of Owner/Agr Tenant	ricultural	PD Ports Limited	
Number			
Suffix			
House Name		17 -27	
Address line 1		Queen's Square	
Address line 2			
Town/city		Middlesbrough	
Postcode		TS2 1AH	
Date notice served (DD/MM/YYYY)		29/03/2019	
Person role			
The applicantThe agent			
Title	Mr		
First name	Darren	Darren	
Surname	Edmends		
Declaration date (DD/MM/YYYY)	27/06/2019		
✓ Declaration made			

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. \square

Date (cannot be preapplication) 27/06/2019