

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0296/NM
LOCATION: LAND AT AND ADJOINING ESTON ROAD
INCLUDING GATEWAY JUNCTION OF A66 TO
MIDDLESBROUGH ROAD EAST
GRANGETOWN
PROPOSAL: NON-MATERIAL AMENDMENT TO PLANNING
PERMISSION R/2020/0270/FFM TO AMEND
THE NORTH LINK ROAD FURTHER SOUTH;
ALTERATIONS TO EAST LINK ROAD AND
ACCESS 2/EMERGENCY ACCESS AND
DETAILS OF WORKS TO HOLME BECK

APPLICATION SITE AND DESCRIPTION

Permission is sought for non-material amendment of planning permission R/2020/00270/FFM to amend wording of conditions 2 and 10. The proposed changes will amend the north link road further south; alterations to east link road and access 2/emergency access and details of works to Holme Beck

The proposed development was originally granted permission in 2020 under reference R/2020/0270/FFM.

The approved conditions were worded as follows, with the following proposed wording being suggested:

Condition 2 – current wording

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

Site Location Plan received by the Local Planning Authority on 01/06/2020
Landscape Site Wide plan (ref: (90) LP001 Rev P02) received by the Local Planning Authority on 03/08/2020
General Arrangement Plan Sheet 1 of 5 (ref: (90) LP002 Rev P02) received by the Local Planning Authority on 03/08/2020
General Arrangement Plan Sheet 2 of 5 (ref: (90) LP003 Rev P02) received by the Local Planning Authority on 03/08/2020
General Arrangement Plan Sheet 3 of 5 (ref: (90) LP004 Rec P03) received by the Local Planning Authority on 03/08/2020
General Arrangement Plan Sheet 4 of 5 (ref: (90) LP005 Rev P03) received by the Local Planning Authority on 03/08/2020
General Arrangement Plan Sheet 5 of 5 (ref: (90) LP006 Rev P03) received by the Local Planning Authority on 03/08/2020
SuDs & River Restoration Proposal Holme Beck Plan (ref: DLX-JBAU-00-00-DR-C-0001 Rev P01) received by the Local Planning Authority on 01/06/2020

SuDS & River Restoration Proposal Holme Beck Plan & Section 1 of 3 (ref: DLX-JBAU-00-00-DR-C-0002 Rev P01) received by the Local Planning Authority on 01/06/2020

SuDS & River Restoration Proposal Holme Beck Plan & Section 2 of 3 (ref: DLX-JBAU-00-00-DR-C-0003 Rev 01) received by the Local Planning Authority on 01/06/2020

SuDS & River Restoration Proposal Holme Beck Plan & Section 3 of 3 (ref: DLX-JBAU-00-00-DR-C-0004 Rev Po1) received by the Local Planning Authority on 01/06/2020

Colour Engineering Layout, 1-1250 scale Overview (ref: STDC_HWY-ATK-LDC-PR-DR-CH-000004 Rev Co1) received by the Local Planning Authority on 01/06/2020

Colour Engineering Layout, 1-500 scale (Sheet 1 of 4) (ref: STDC_HWY-ATK-LDC-PR-DR-CH-000005 Rev Co1) received by the Local Planning Authority on 01/06/2020

Colour Engineering Layout, 1-500 scale (Sheet 2 of 4) (ref: STDC_HWY-ATK-LDC-PR-DR-CH-000006 Rev Co1) received by the Local Planning Authority on 01/06/2020

Colour Engineering Layout, 1-500 scale (Sheet 3 of 4) (ref: STDC_HWY-ATK-LDC-PR-DR-CH-000007 Rev Co1) received by the Local Planning Authority on 01/06/2020

Colour Engineering Layout, 1-500 scale (Sheet 4 of 4) (ref: STDC_HWY-ATK-LDC-PR-DR-CH-000008 Rev C01) received by the Local Planning Authority on 01/06/2020

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

Condition 2 – proposed wording

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

Site Location Plan received by the Local Planning Authority on 01/06/2020

Detailed Design of Eston Road Highways Scheme General Arrangement Key & Notes (STDC_HWY-ATK-HGN-PR-DR-CH-000001 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000002 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000003 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000004 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000005 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000006 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000007 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000008 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000009 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC-HWY-ATK-HGN-PR-DR-CH-000010 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement Overview Plan (STDC_HWY-ATK-HGN-PR-DR-CH-000011 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 1 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000001 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 2 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 3 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) received by the Local Planning Authority on 07/04/2021

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

Condition 10 – current wording

The approved works to Holme Beck, including any works to remove the existing culvert or to create new culvert, shall be carried out in accordance with the details contained on the approved plans refs. DLX-JBAU-00-00-DR-C-0001 Rev P01, DLX-JBAU-00-00-DR-C-0002 Rev P01, DLX-JBAU-00-00-DR-C-0003 Rev P01, DLX-JBAU-00-00-DR-C-0004 Rev P01, unless details of any alternative design and arrangements for Holme Beck, including culverting are first submitted to and approved by the local planning authority prior to them being carried out.

REASON: To ensure the development is carried out in accordance with the approved details relating to works involving the culvert.

Condition 10 – proposed wording

The approved works to Holme Beck, including any works to remove the existing culvert or to create new culvert, shall be carried out in accordance with the details contained on the approved plans refs Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 1

of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000001 Rev. C01), Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 2 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) and Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 3 of 3 received by the Local Planning Authority on 07/04/21, unless details of any alternative design and arrangements for Holme Beck, including culverting are first submitted to and approved by the local planning authority prior to them being carried out.

REASON: To ensure the development is carried out in accordance with the approved details relating to works involving the culvert.

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

PLANNING HISTORY

R/2020/0270/FFM Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works Approved 12/08/2020

RESULTS OF CONSULTATION AND PUBLICITY

No consultation due to the application being for a non-material amendment and not required by the legislation

CONSIDERATION OF PLANNING ISSUES

Permission is sought for a variation to planning permission R/2020/0270/FFM to amend conditions 2 and 10.

The main issues are, firstly in the context of the development, does the variation of the conditions constitute a non-material amendment and secondly is the variation acceptable in the context of the scheme.

The variation of the conditions seeks to amend the north link road further south; alterations to east link road and access 2/emergency access. The proposed changes to the road locations when considered in the context of the wider site, the planned works and the early stage of the works are considered to be non-material.

Discussions have taken place with the applicant and the Local Authority on the proposed changes in advance of the application being received and no objections were raised to the proposed changes given the principle of the works that have already been established at the site and the other conditions that are attached to the decision. Discussions have also taken place between the applicant and the LLFA with regard to the proposed changes to Holme Beck. The proposed alterations are considered to continue to provide a suitable drainage solution at the site.

The variation of the conditions is not considered to compromise the delivery of the scheme with regard to the local environment and does not raise any new issues with regard to the site and its surroundings.

The variation of the conditions is not considered to result in a material alteration to the proposed development, while consideration will still be given to the relevant details relating to the works through the discharge of the other conditions attached to the original approval.

CONCLUSION

Taking the contents of the report into consideration the proposed variations are considered acceptable as a non-material amendment. The application is therefore recommended for approval with the reworded conditions being proposed.

RECOMMENDATION

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

GRANT NON MATERIAL AMENDMENT to conditions 2 and 10:

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

Site Location Plan received by the Local Planning Authority on 01/06/2020

Detailed Design of Eston Road Highways Scheme General Arrangement Key & Notes (STDC_HWY-ATK-HGN-PR-DR-CH-000001 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000002 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000003 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000004 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000005 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000006 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000007 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000008 Rev. C02) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme General Arrangement (STDC_HWY-ATK-HGN-PR-DR-CH-000009 Rev. C02) received by the Local Planning Authority on 07/04/2021

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Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 1 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000001 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 2 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) received by the Local Planning Authority on 07/04/2021

Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 3 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) received by the Local Planning Authority on 07/04/2021

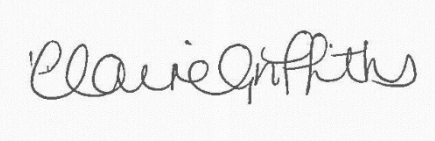
REASON: To accord with the terms of the planning application.

10. The approved works to Holme Beck, including any works to remove the existing culvert or to create new culvert, shall be carried out in accordance with the details contained on the approved plans refs Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 1 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000001 Rev. C01), Detailed Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 2 of 3 (STDC_HWY-ATK-HDG-PR_XS-DR-CD-000002 Rev. C01) and Detailed

Design of Eston Road Highways Scheme SUDS and River Restoration Plan & Section 3 of 3 received by the Local Planning Authority on 07/04/21, unless details of any alternative design and arrangements for Holme Beck, including culverting are first submitted to and approved by the local planning authority prior to them being carried out.

REASON: To ensure the development is carried out in accordance with the approved details relating to works involving the culvert.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	10 May 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	13/05/2021