

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0372/NM
LOCATION: LAND AT PRAIRIE SITE GRANGETOWN
REDCAR
PROPOSAL: NON MATERIAL AMENDMENT TO PLANNING
PERMISSION R/2020/0318/FFM TO
REFERENCE THE NECESSARY DIG DEPTHS
AS PART OF THE APPROVED REMEDIATION
SCHEME

APPLICATION SITE AND DESCRIPTION

Permission is sought for non-material amendment of planning permission R/2020/0318/FFM to amend wording of conditions 2 and 3.

The application relates to a site situated within the STDC site known as the Prairie Site.

The proposed development was originally granted permission in 2020 under reference R/2020/0318/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:

Location Plan (Dwg No. STDC-SIZ-GP-EWO-0009) received by the Local Planning Authority on 25/06/2020

Dig Depths Plan (Dwg No. 10035117-AUK-XX-XX-DR-ZZ-0075-03-Prairie_Rem_Ex) received by the Local Planning Authority on 25/06/2020

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:

Location Plan (Dwg No. STDC-SIZ-GP-EWO-0009) received by the Local Planning Authority on 25/06/2020

Dig Depths Plan (Dwg No. 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_REM_Ex) received by the Local Planning Authority on 04/05/2021

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

Condition 3 – current wording

Any excavation works hereby approved shall not exceed the maximum depths of excavation as shown on plan ref. 10035117-AUK-XX-XX-DR-ZZ- 0075-03 received by the Local Planning Authority on 25/06/2020 unless otherwise agreed in writing with the local planning authority.

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

Condition 3 – proposed wording

Any excavation works hereby approved shall not exceed the maximum depths of excavation as shown on plan Dwg No. 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_REM_Ex) received by the Local Planning Authority on 04/05/21 unless otherwise agreed in writing with the local planning authority.

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

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/2020/0318/FFM Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck Approved 30/09/2020

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/2020/0318/FFM to amend conditions 2 and 3.

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 vary the dig depths proposed across the site to allow for the remediation and preparation works to be carried out in their entirety. 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.

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 as the resulting development platform will remain unaltered, while consideration will still be given to the relevant details relating to the works through the discharge of the other conditions attached to the approval.

CONCLUSION

Taking the contents of the report into consideration the proposed variation is 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 allow variations to the wording conditions 2 and 3

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

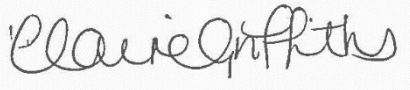
Location Plan (Dwg No. STDC-SIZ-GP-EWO-0009) received by the Local Planning Authority on 25/06/2020
Dig Depths Plan (Dwg No. 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_REM_Ex) received by the Local Planning Authority on 04/05/2021

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

3. Any excavation works hereby approved shall not exceed the maximum depths of excavation as shown on plan Dwg No. 10035117-AUK-XX-XX-DR-ZZ-0075-06-Prairie_REM_Ex) received by the Local Planning Authority on 04/05/21 unless otherwise agreed in writing with the local planning authority.

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

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	24 May 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	25/05/2021