

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0534/FF
LOCATION: LAND TO THE SOUTH OF THE FORMER
REDCAR STEELWORKS LACKENBY REDCAR
PROPOSAL: ERECTION OF SUBSTATION AND
ASSOCIATED HARDSTANDING

APPLICATION SITE AND DESCRIPTION

Permission is sought for the erection of an electricity substation and associated hardstanding on land at the Teesworks site, Lackenby.

The proposed substation is to be used as part of the upgrade of the electricity infrastructure across the wider Teesworks area. The site is within an area known as the 'Lackenby' site which is currently being considered through the planning process for outline permission.

The application has been accompanied by a site plan, elevation and floor plans of the substation and a covering letter.

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
LS4 South Tees Spatial Strategy

OTHER POLICY DOCUMENTS

South Tees Area Supplementary Planning Document May 2018

PLANNING HISTORY

None relevant to the current application

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a site notice.

As a result of the consultation period no written responses have been received.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land)

The application site is on land that has been identified as having a history of potential contamination. It is not considered that the development proposed will give rise to 'significant risk' to health or pollution of controlled waters. It is recommended, however, that the attention of the applicant be drawn to the risk of contaminants in, on or under the site.

Redcar and Cleveland Borough Council (Environmental Protection) (Nuisance)

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 and within an industrial area. The principle of the proposal 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 works are located within an industrial landscape, and one that is proposed for development. The scale and design of the substation is acceptable and will not have an adverse impact on the character and appearance of the area.

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

There are no neighbours to the site that would be impacted upon by the provision of a substation in this area either with regard to noise disturbance or from the creation of a dominating form of development.

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 works proposed do not impact on the parking provision or vehicular access to the property.

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.

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:

Site Location Plan (Dwg No. TSWK-STDC-LAC-ZZ-DR-C-0015) received by the Local Planning Authority on 24/06/21
Proposed Plans and Elevations of Substation received by the Local Planning Authority on 24/06/21
Substation Cross Section (Dwg No. TSWK-STDC-LAC-ZZ-DR-C-0016) received by the Local Planning Authority on 24/06/21

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.

Case Officer	
Mr D Pedlow	Principal Planning Officer
<i>David Pedlow</i>	03 August 2021

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
<i>CLGriffiths</i>	03/08/2021