

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/0846/FFM
LOCATION: LAND EAST OF DOCKSIDE ROAD SOUTH BANK
PROPOSAL: ERECTION OF PERIMETER FENCING (MAXIMUM HEIGHT 2.9M HIGH); SINGLE CABIN; GENERATOR; 5 CCTV CAMERAS AND POSTS AND 2 LIGHTING TOWERS

APPLICATION SITE AND DESCRIPTION

Permission is sought for the erection of perimeter fencing (maximum height 2.9m high); single cabin; generator; 5 CCTV cameras and posts and 2 lighting towers on land east of Dockside Road, Grangetown.

The application site is located to the east of Smith's Dock Road, on the southern bank of the River Tees. The site is accessed via a fourth limb of the Dockside Road/Smith's Dock Road roundabout. The site, approximately 1.3 hectares in size, is currently vacant land. Buildings on the site are absent but the majority of the site is hardstanding and can be classified as previously developed.

The applicant has provided the following description of the development within the submitted covering letter;

The application seeks full planning consent for the erection of perimeter fencing, cabin, generator, CCTV, and lighting towers. The fencing would be 2.4m in height with a 3mm diameter weldmesh. The topping of the fencing would be 0.5m vertical extensions with 3 lines of barbed/razor wire, resulting in a maximum height of 2.9m. A single cabin is proposed and would be 3m in width and 7.5m in depth and 3m in height. 5 CCTC posts are proposed and they would be 6.7m in height. Two lighting towers are proposed and would be 10m in height. They would face into the site. The application site would form the new 'Freeport' at Teesside providing an area designated by the Government with little or no tax in order to encourage economic activity.

The application has been accompanied by detailed plans of the proposed development and the following documents;

- Enabling Earthworks and Remediation Strategy Report, (Arcadis)
- Memo prepared by Arcadis 16 August 2021
- Flood Risk Assessment and Drainage Strategy Flood Risk Assessment and Drainage Strategy, (Wood)

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
SD7 Flood and Water Management
LS4 South Tees Spatial Strategy
ED6 Promoting Economic Growth
N4 Biodiversity and Geological Conservation

PLANNING HISTORY

R/2021/0753/FFM Change of use of land to b2/b8 use, the laying of hardstanding and the erection of HISEC super 6 CPNI boundary fencing
Pending Determination

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

As a result of the consultation period one written response has been received raising the following comments:

- PD Ports should be consulted as a neighbouring landowner
- Land ownership issues with regard to access of the roundabout access to the site being over PD Ports land
- Potential impact on neighbouring private road network from wider development
- Impact on the wider highway network including A66 and Old Station Road and impacts on business on Dockside Road and Smith Dock Road

Cleveland Police ALO

In relation to this application, applicant is recommended and encouraged to contact me for any input, guidance I can offer in relation to proposal.

Northumbrian Water

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

Redcar and Cleveland Borough Council (Local Lead Flood Authority)

The LLFA have reviewed to documentation and would offer no objection to the proposed development. The development shall be carried out in strict accordance with the flood Risk and Drainage Strategy that confirms the end discharge location to be the River Tees. Please ensure the document is listed on approved plans.

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

I note that an Enabling Earthworks and Remediation Strategy Report has been submitted in support of this application.

Para 4.3.10 of the strategy states for Unexpected Contamination that Changes to the remediation strategy may be required during the remediation works, as a result of encountering unexpected contamination. Should unexpected contamination be encountered, then further characterisation and risk assessment will be undertaken as required. In this situation an addendum to the strategy will be prepared detailing how this contamination will be dealt with. Written agreement with the regulators will be required prior to implementation of any amendments to the agreed strategy. Any such amendments shall be required to be fully documented within the Verification Report

I have no objections provided Para 4.3.10 of the Enabling Earthworks and Remediation Strategy Report is adhered to.

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

No objections

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 impacts on ground conditions

- The impacts on drainage

The principle of development

The application site is located within the development limits and within an predominantly industrial/commercial area. The broad principle of the proposed development in this location is acceptable and the proposal accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

Policy LS 4 (South Tees Spatial Strategy) of the Local Plan sets out a series of key economic, environmental and connectivity objectives for the South Tees area. One of particular relevance to the proposed development includes:

‘a. deliver significant economic growth and job opportunities through the South Tees Development Corporation and Tees Valley Enterprise Zone at Wilton International and South Bank Wharf; b. support the regeneration of the South Tees Development Corporation area through implementing the South Tees Area Supplementary Planning Document;

The proposed development will contribute to and help to achieve the above objective and, therefore, comply with the wider spatial strategy for the area and Policy LS4 of the Local Plan.

Taking the above into consideration the proposed development is considered to comply with Policy SD3 and LS4.

The impacts on the character and appearance of the area

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. The location of the site and the prevailing built form is industrial with a number of buildings and structures of significant scale in the surrounding area, with on-going works relating to demolition and remediation to establish suitable build platforms across the wider Teesworks site also currently taking place.

The proposed development when considered in the context of the wider site and the anticipated future development on neighbouring plots is considered to be of a scale and design that is in keeping with the area and the future character of the area which will contain a various fences, cabins and lighting columns.

The proposed development would respect the character of the site and the surroundings and the application accords with National Policy in the NPPF and policy SD4 (b)(i)(j) and (k) of the Redcar and Cleveland Local Plan.

The impacts on neighbour amenity

The application site, as detailed earlier in the report, is situated within the wider Teesworks site. There limited neighbouring commercial occupiers that

would be impacted upon by the provision of new development given its scale and nature.

The proposed works are not considered to have any impact on neighbouring buildings with regard to amenity or privacy and the application accords with part b of policy SD4 of the Local Plan.

The impacts on highways safety

The proposed development is not considered to impact on the local road network given the nature of the development being for fencing, lighting and cabins.

The comments received from PD Ports are noted with regard to the wider impacts of the Teesworks development on the local road network. These comments are noted however impacts on the road network have been assessed through previous applications including R/2020/0357/OOM and the ongoing outline applications across the wider site. These matters have been and continue to be assessed by National Highways and the Council's development engineers.

The application is therefore not considered to raise issues in terms of highways safety and the application accords with part p of policy SD4 of the Redcar and Cleveland Local Plan.

The impacts on ground conditions

The application has been supported by South Bank Initial Freeport Area, Enabling Earthworks and Remediation Strategy Report, prepared by Arcadis, dated August 2021.

The submitted information has been considered by the Council's environmental protection officers who have raised no objection to the principle of the proposed development given its end use. It is noted that the report makes reference to how unexpected contamination would be dealt with at the site, and this is also considered to be an accepted approach. It is considered that the development should be conditioned to be carried out in accordance with the submitted document.

The proposed development is therefore not considered to present a risk to human health during the construction and operational phases, therefore the proposal is in accordance with Policy SD 4 of the Redcar and Cleveland Local Plan.

The impacts on drainage

The application has been supported by a Flood Risk Assessment and Drainage Strategy, prepared by Wood, dated June 2019.

The submitted documentation has been considered by the LLFA who have raised no objection to the development providing that the development is

carried out in accordance with the submitted strategy and the end discharge location be the River Tees. It is considered that the development should be conditioned to be carried out in accordance with the submitted document.

Given the scale and design of the proposed development there is not considered to be a flood risk resulting from the development. The proposed development is therefore considered to comply with Policy SD7 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

Taking the content of the report into consideration, the proposed development is considered to be acceptable in principle.

The proposed layout, appearance and scale of the development is considered to be appropriate in the context of the wider site as well as the wider Teesworks site.

Technical matters relating to drainage, contamination/nuisance and highways have been considered by the relevant statutory consultees, none of which have raised any objection to the proposed development subject to suitable conditions.

The proposed development is therefore considered to comply with national policy set out within the NPPF and policies SD1 (Sustainable Development) SD2 (Locational Policy) SD3 (Development Limits) SD4 (General Development Principles) SD7 (Flood and Water Management) LS4 (South Tees Spatial Strategy) ED6 (Promoting Economic Growth) N4 (Biodiversity and Geological Conservation) 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.

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

Location Plan (Dwg No. TSWK-STDC-SBK-ZZ-SK-C-0005 Rev A) received by the Local Planning Authority on 06/10/21
 Site Plan (Dwg No. TSWK-STDC-SBK-ZZ-SK-C-0002 Rev E) received by the Local Planning Authority on 14/10/21
 North and South Elevations (Dwg No. TSWK-STDC-SBK-ZZ-SK-C-0002A Rev A) received by the Local Planning Authority on 06/10/21
 East and West Elevations (Dwg No. TSWK-STDC-SBK-ZZ-SK-C-0002B Rev A) received by the Local Planning Authority on 06/10/21

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

- The development hereby approved shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy (Wood) (June 2019) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme and to minimise the risk flooding in the locality.


- The development hereby approved shall be carried out in accordance with the Enabling Earthworks and Remediation Strategy Report, (Arcadis) (August 2021) unless otherwise agreed in writing with the Local Planning Authority.

REASON : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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	Acting Development Services Manager
<i>David Pedlow</i>	6 January 2022

Delegated Approval Signature	
Adrian Miller	Head of Planning and Development
	7 1 2022