

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2021/1058/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 TO PROVIDE
ADDITIONAL LENGTH OF FOOTWAY

APPLICATION SITE AND DESCRIPTION

Permission is sought for non-material amendment of planning permission R/2020/00270/FFM to amend wording of condition 2. The proposed changes will amend the north link road to provide an extended footpath link into the neighbouring site.

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

The proposed wording of Condition 2 is set out below and has been agreed with the applicant

Application R/2021/0296/NM (Excluding those areas amended through application R/2021/1058/NM)

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
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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

Application R/2021/1058/NM

Detailed Design of Eston Road Highways Scheme Traffic Sign Schedule Sign Face, Post & Foundation Details (STDC_HWY-ATK-HSN-PR-DE-CH-000002_C03) received by the Local Planning Authority on 15/12/21

Detailed Design of Eston Road Highways Scheme Pavements & Footways Sub-Base Thickness (STDC_HWY-ATK-HPV-PR-DR-CH-000025_C02) received by the Local Planning Authority on 15/12/21

Detailed Design of Eston Road Highways Scheme Road Markings & Traffic Signs (STDC_HWY-ATKHKM- PR-DR-CH-000006_C02) received by the Local Planning Authority on 15/12/21

Detailed Design of Eston Road Highways Scheme Road Lighting (STDC_HWY-ATK-HLG-PR-DREO- 000006_C03) received by the Local Planning Authority on 15/12/21

Detailed Design of Eston Road Highways Scheme Kerbs, Footways & Paved Areas (STDC_HWYATK- HKF-PR-DR-CH-000006_C02) received by the Local Planning Authority on 15/12/21

Detailed Design of Eston Road Highways Scheme Kerbs, Footways & Paved Areas Tactile Location Insets (STDC_HWY-ATK-HKF-PR-DE-CH-000003_C02) received by the Local Planning Authority on 15/12/21

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/2020/0270/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

R/2021/0296/NM 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 Approved 13/05/21

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.

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 to provide an additional length of footpath into the neighbouring development site that was omitted through the previous N application in 2021. The proposed changes are considered to be non-material given their scale and location.

The variation of the condition 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 condition 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 when required.

CONCLUSION

Taking the content 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 condition 2

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

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

Case Officer	
Mr D Pedlow	Acting Development Services Manager
<i>David Pedlow</i>	13 January 2022
Delegated Approval Signature	
Adrian Miller	Head of Planning and Development
	13 January 2022