Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2025/0826/CD
LOCATION:	95 HIGH STREET WEST REDCAR TS10 1SF
PROPOSAL:	Discharge of conditions 3 (Materials Hard Surface), Condition 4 (Boundary Treatment), Condition 7 (BNG Plan) & Condition 8 (BNG Habitat Management & Monitoring Plan) on planning approval R/2025/0326/CA for Change of use from dwellinghouse (Use Class C3) to residential institution (Use Class C2); alterations to include demolition of conservatory and lobby to side and rear; demolition of existing garage to create 4no car parking spaces to the rear and associated works

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APPLICATION SITE

The application relates to the discharge of conditions relating to planning application R/2025/0326/CA.

The planning permission sought consent for the change of use from dwellinghouse (Use Class C3) to residential institution (Use Class C2); alterations to include demolition of conservatory and lobby to side and rear; demolition of existing garage to create 4no car parking spaces to the rear and associated works and was approved conditionally on 28/08/25.

CONDITION DETAILS

Information has been submitted for conditions 3, 4, 7 and 8

3. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

   REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

4. Prior to the first occupation of the development, hereby approved, boundary walls, fences and gates shall have been erected in accordance with a scheme that has first been submitted to and agreed in writing with the Local Planning Authority. The boundary walls, fences and gates shall thereafter be maintained unless the express consent of the Local Planning Authority is given.

REASON: To ensure that any boundary treatments would accord with policy SD4 of the Redcar and Cleveland Local Plan by respecting the character of the site and the surroundings and raising no significant adverse impact on neighbouring occupiers.

7. Development may not be begun unless: a biodiversity gain plan has been submitted to the planning authority; and the planning authority has approved the plan. The biodiversity gain plan must include :
- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- any biodiversity credits purchased for the development; and
- any such other matters as the Secretary of State may by regulations specify.

Reason: To enhance biodiversity in accordance with the National Planning Policy Framework.

Reason for pre commencement condition: To ensure the statutorily required Biodiversity Net Gain is achieved and in accordance with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8. The development shall not commence until a [Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

REASON: To ensure the delivery of biodiversity net gain on site.

PLANNING CONSIDERATIONS

The submitted information to discharge condition 3 (surface treatments) details that to the rear of the site there will be permeable tarmac laid to provide the driveway and parking spaces within curtilage. Given the location of these works there is not considered to be any adverse impact on the character of the site and the Conservation Area through the use of tarmac. It is also proposed that sandstone patio slabs will be laid a the rear of the property to form a new patio. Again given the location of the patio and the proposed materials there is not considered to be any adverse impact on the character of the site and the Conservation Area.

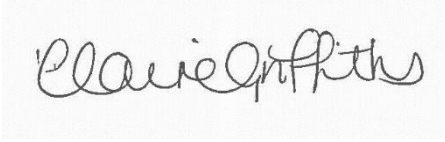
With regard to boundary treatments it is proposed that the existing metal rail is to be retained on the western boundary, however a 1.8m timber fence is to be installed in front of this and will therefore be visible from the park to the west and the public footpath. There are not significant numbers of boundary treatments along High Street West given it is mainly terraced properties, however it is noted that the rear boundaries of a number of properties that back onto the public open space to the rear are formed by timber fences. It is therefore considered on balance that the provision of a fence is acceptable.

The submitted information includes the details requested as part of the two BNG conditions in relation to BNG Plan and the HMMP. These reports demonstrate how the required level of credits is being secured through off site purchase while the HMMP includes such details as the frequency of reports and the information to be contained within the reports. The level of information submitted and the details are considered acceptable and the condition can be discharged.

RECOMMENDATION

Taking into account the content of the report the recommendation is to discharge conditions 3, 4, 7 and 8

Case Officer	
Mr D Pedlow	Development Management Team Leader
David Pedlow	2 February 2026

Delegated Approval Signature	
Claire Griffiths	Development Services Manager
	05/02/2026