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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
APPROVAL SUBJECT TO CONDITIONS

Application Number: 08/2065/FUL

Applicant :

Mr B Melvin
Stockton Sea Cadet Unit
The Chairman
Stockton Sea Cadets
The Cadet Centre
Martinet Road
Thornaby
TS17 0AS

Agent :

Mr Colin Redstone
Marine Society And Sea Cadets
Northern Area
HMS Caledonia
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KY11 2XH

This Council of Stockton on Tees as the Local Planning Authority **HEREBY PERMIT** the development proposed by you in your application registered on 23 June 2008 namely

Temporary use of land to erect plant and machinery to (a) lift the hull of ex HMSKellington from the Tees and (b) reduce the hull and remove component materials to suitable disposal site. at Tees Barrage, Navigation Way, Thornaby

and shown on the accompanying plan(s) subject to the compliance with the Building Regulations and general statutory provisions in force in the district and subject to the conditions and reasons specified hereunder:

01 The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.

Reason

By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Change to planning procedure relating to Amendments to Approved Plans

When Planning permission is granted, it is subject to the work being carried out in accordance with the approved plans, which may be as originally submitted or amended before approval is granted.

As a result of a recent High Court decision (Sage v Secretary of State) the legal position has dramatically changed and the effect of any changes from the approved plan now requires a new planning application to be submitted for the change to be considered. There is no longer any provision for minor amendments to be given consideration.

This also means that if the work is carried out other than in complete accordance with the approved plans, the whole development will be unauthorised, as it will not have the benefit of the original planning permission.

Dated: 18 August 2008

This decision relates to planning consent only. Any other statutory decision e.g. Building Regulation and Improvement Grant must be obtained from the appropriate authority



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- 02 The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Plan Reference Number	Date on Plan
SBC0001	23 June 2008
SBC0002	23 June 2008

Reason: To define the consent.

03. Prior to the commencement of development, and notwithstanding the submitted details, details of the site layout shall be submitted to, for consideration and agreement by the Local Planning Authority. The layout shall include, amongst others, details of the exact location of the crane, access arrangements, welfare facilities, the exact position and colour of Heras fencing, and a timetable for their installation on site. The site layout shall be implemented and installed in accordance with the agreed details.

Reason: To reserve the right of the Local Planning Authority in this respect and in the interests of visual amenity

04. Prior to commencement of development, a scheme detailing tree protection measures shall be submitted to, for consideration and the approval by the Local Planning Authority. Those measures shall be implemented in full prior to or concurrent with the first arrival of buildings, plant, machinery or other equipment on site and retained thereafter in accordance with the agreed scheme for the life of the operations hereby permitted.

Reason: To protect trees, in the interest of visual amenity and nature conservation.

05. Following completion of the operations hereby permitted, the site shall be reinstated in accordance with a scheme to be submitted for consideration and agreement by the Local Planning Authority. The scheme shall include, amongst others, all finishing materials, planting and seeding strategy including a maintenance strategy, a timetable for implementation of any approved scheme, an existing condition statement (to be verified by the Local Planning Authority) relating to the site, detailing of all hard and soft landscaping, street furniture, fences, and walls or means of enclosure which exist.

Reason : To ensure a satisfactory reinstatement of the site, in the interests of the visual amenity

06. Prior to the commencement of development, a description of outline methodologies, environmental risk and mitigation for the operations, which shall amongst others include the details listed set out below and/or in the stated format, shall be submitted to for consideration and agreement of the Local Planning Authority: -

(A) Reduction of the Hull

1) Methodology



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2) Working practices designed to minimise or prevent contaminants and hazardous material on the vessel escaping to the environment, in particular paint flakes and any other identified materials e.g. PAHs, PCBs, hydraulic oils and heavy metals, and methods to prevent rain washing off metal/paint flakes.

3) Steps to prevent vandalism during the reduction of the hull to prevent further damage.

(B) Vessel foundering in transit and Vessel leaching contaminants

Which shall comprise a report detailing a risk assessment of towing practice including contingency plan for vessels foundering en route and / or release of contaminated substances. (This should refer to PD Teesport's oil spill contingency plan.)

(C) Craning

Which shall comprise a method statement detailing measures to be put in place to minimise the risk of hull break up during craning and to minimise emissions from the vessel in the event of hull break up during craning.

The agreed schemes shall be implemented in full.

Reason: To prevent ground contamination and protect the water environment, and in the interest of amenity.

07. There shall be no release of polluting materials to the ground or the River Tees.

Reason: To prevent ground contamination and to protect the water environment.

08. No development shall proceed until a flood warning plan has been agreed with the Local Planning Authority. The plan shall be available throughout the life of the development hereby permitted and amongst others, shall include details of how flood warnings will be obtained, how this information will be made known to and available to relevant staff, and the actions to be taken in the event of flood.

Reason : To reduce the risk from flooding

09. Concurrent with the erection of perimeter fencing as agreed in accordance with condition 3 above, sign(s) shall be erected notifying users of footpaths and cycleways of alternative routes. The sign(s) shall be retained for the life of the development hereby permitted.

Reason: To ensure that the development does not prejudice the enjoyment of the riverside area for recreation and in the interests of the safety of the users thereof.

INFORMATIVES

The proposal has been considered against the policies below, and it is considered that the proposal would not give rise to unacceptable impacts on the amenity of users of nearby properties or land, would not have an adverse impact on landscape or visual amenity, result in the pollution of ground and the water environment, add to flood risk, or have an adverse impact on access and



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highway safety considerations, and there are no other material considerations which indicate a decision should be otherwise.

The nature of the waste recovery activity on land near the Tees Barrage subject to this application requires that the operator of the activity obtain an Environmental Permit from the Environment Agency before waste is deposited on that land.

Any works within 5 metres of the River Tees may require the written consent of the Environment Agency. The developer should contact the Agency on 01642 853007 for advice.

The Environment Agency will require the following information:

A method statement that should include a description of outline methodologies, environmental risk and mitigation for the risk listed below:-

Removal of Superstructure

Risk : that contaminants could enter the river during removal of superstructure.

Mitigation :

- 1) Hazardous materials present to be described fully by MOD green card.
- 2) Adoption of working practices designed to minimise or prevent contaminants and hazardous material on the vessel escaping to the environment, in particular paint flakes and any other identified materials e.g. PAHs PCBs hydraulic oils and heavy metals. Methods to prevent rain washing off metal/paint flakes.
- 3) Steps to keep vandals out during the superstructure removal to prevent further damage.

Vessel foundering in transit. Vessel leaching contaminants

Mitigation: A risk assessment of towing practice including contingency plan for vessels foundering en route and / or release of contaminated substances. This should refer to PD Teesport's oil spill contingency plan.

Craning

Risk : Vessel breaking up during operation

Mitigation : Method statement should be supplied by the applicant d