

**DELEGATED**

**AGENDA NO.4  
PLANNING COMMITTEE  
19th APRIL 2006**

**REPORT OF CORPORATE  
DIRECTOR, DEVELOPMENT  
AND NEIGHBOURHOOD  
SERVICES**

**HIDE CAFÉ BAR, 32 HIGH STREET, YARM**

**APPLICATION TO MODIFY CONDITION 3 OF PLANNING APPROVAL 00/1380/P TO READ 'THE USE HEREBY PERMITTED SHALL NOT BE OPEN TO CUSTOMERS OUTSIDE THE FOLLOWING TIMES 08:30 TO 00:30 HOURS ON ANY DAY. THE PREMISES SHALL BE VACATED NOT LATER THAN ONE HOUR AFTER THE CLOSURE OF THE PREMISES TO CUSTOMERS.'**

**EXPIRED 6 APRIL 2006**

**UPDATE REPORT**

**SUMMARY**

This application updates the report for agenda item 4. One representation has been received in respect of the proposal from Mrs Helen M Minnigan and one verbal response from Mark Hodgson of Cleveland Police.

**RECOMMENDATION**

That the representations and comments received are taken into account and that planning application 06/0375/ARC is approved subject to controlling conditions.

**Cleveland Police**

Mark Hodgson of Cleveland Police has confirmed verbally that there are no objections to the proposals.

**Mrs Helen M Minnigan**

One letter of objection has been received from Mrs Helen Minnigan of 39 Castle Dyke Wynd and the grounds are summarised below:

Any extension in the hours of operation has a major impact on the lives of residents in the immediate vicinity primarily since it restricts the number of hours residents are able to sleep seven days a week to approximately four and a half hours per night due to staff departing at 1.30am and cleaning staff and deliveries commencing at around 0600am

A major problem for residents is the noise and loss of privacy due to the volume of deliveries of goods by large vehicles several times a day during the week. When this residential area was constructed it can never be intended to

accommodate the volume and size of vehicles delivering goods to support commercial premises such as those nowadays.

Measures negotiated by Environmental Health to minimise disruption to residents lives are not being adhered to and in a residential area the operations of the Hide Bar severely impact on residents' lives seven days per week. This is totally unacceptable in a residential area, which existed before the Hide Bar was developed.

In conclusion, it is impossible to have a complete nights sleep during the day, for those of us who work shifts. The level of business, which has expanded over the years in terms of size and opening hours, is at a level, which is totally incompatible with the rights of the residents to have reasonable enjoyment of property.

Although there are two other licensed premises in fairly close proximity to Castle Dyke Wynd, their arrangements for delivery of goods and the behaviour of staff pose none of the problems we suffer as a result of the Hide Bar operations.

## **CONCLUSION**

**That the representation and comment received do not alter the recommendation of the main report, and planning permission application 06/0375/ARC be approved subject to controlling conditions.**

Director of Development and Neighbourhood Services

Contact Officer: Andrew Glossop – Telephone No. 01642 527796

### **Financial Implications**

None

### **Environmental Implications**

None

### **Human Rights Implications**

None

### **Community Safety Implications**

None

### **Background Papers**

Application File: 06/0375/ARC  
Stockton-on-Tees Adopted Local Plan (1997)

### **Ward and Ward Councillors**

Ward

Yarm

Ward Councillor

Councillor Mrs Jennie Beaumont

Ward Councillor

Councillor Brian Jones

Ward Councillor

Councillor Andrew Sherris