

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

24 SEPTEMBER 2008

UPDATE REPORT

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

08/1496/FUL

64 - 66 Leven Road, Norton, Stockton-on-Tees

Change of use to mixed use development consisting of general food store, tea room, showroom, offices, retail use/internet café and 1 no. two bedroom flat

Expiry Date 30 September 2008

SUMMARY

The original report to members of the planning committee detailed that planning consent was sought for a change of use to mixed use development consisting of general food store, tea room, showroom, offices, retail use/internet café and 1 no. two bedroom flat. However, amended plans were received changing the fitness studio to retail/internet café use and although these plans were detailed in the appendices they were not detailed clearly in the planning report.

The Urban Design Unit and the Environmental Health unit have also made comments on the change from fitness studio to retail/internet café and both have no objections to the amendment. No further responses have been received from local residents.

No new issues have been raised since the original report and the material planning considerations remain as outlined in the original report. The recommendation for approval subject to conditions remains, as outlined below;

RECOMMENDATION

Planning application 08/1496/FUL be approved with conditions subject to

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>1</i>	<i>9 June 2008</i>
<i>3B</i>	<i>9 June 2008</i>
<i>4B</i>	<i>9 June 2008</i>
<i>5B</i>	<i>9 June 2008</i>
<i>6</i>	<i>9 June 2008</i>
<i>9 A</i>	<i>5 August 2008</i>

Reason: To define the consent.

02 The occupation of the development authorised by this permission shall not begin until:

- a. The Local Planning Authority has approved in writing a full scheme of works for:**
(i) the relocation of the bus stop
(ii) the relocation and reconnection of the existing lamppost

and

- b. the works approved in accordance with 2(a) parts (i) & (ii) above have been completed to the written satisfaction of the Local Planning Authority; unless alternative arrangements have been approved in writing by the Local Planning Authority.**

Reason: In the interests of highway safety

03 The proposed car parking spaces as detailed on drawing No.9A shall be constructed and laid out in accordance with a scheme to be submitted to and agreed by the Local Planning Authority. Details shall include appropriate hard landscaping materials and shall be available for use prior to occupation of the hereby approved development.

Reason; In the interest of visual amenity.

04 Notwithstanding any information contained within this application full details of the 2no. cycle storage facilities shall be submitted to and agreed in writing with the Local Planning Authority before the hereby approved development is occupied.

Reason: To ensure a satisfactory form of development.

05 Notwithstanding any description contained within the application details of the position and design of decorative bollards or railings on the corner of Eamont Road and Leven Road shall be submitted to and approved in writing by the Local Planning Authority, and unless otherwise agreed in writing shall be implemented in accordance with these agreed details prior to the occupation of the hereby approved development.

Reason: To restrict parking on the corner of Eamont and Leven Road, in the interests of highway safety.

INFORMATIVE

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the development is considered to be visually acceptable and will not be to the detriment of the amenity of the neighbouring properties or highway safety and there are no other material considerations which indicate a decision should be otherwise.

**Stockton on Tees Local Plan
GP1 General Principles**

PROPOSAL

- 1. Planning consent is sought to create a mixed use for the building consisting of general food store, tea room, showroom, offices, retail/internet cafe and 1 no. two bedroom flat.**

2. Members should however be aware that the retail/internet café fall under the existing permitted A1 use, however, it is separate from the primary use of a general food store and therefore a mixed use approval is required.

CONSULTATIONS

3. The following comments were received are set out below:-

Urban Design Engineers

I refer to your memo dated 08/09/08

Highway Comments;

It is understood that this use is A1 and is permitted development therefore we have no further comments.

Environmental Health Unit

I have no further comments to make regarding the amended application

No further responses have been received from local residents.

WARD AND WARD COUNCILLORS

Ward	Norton North
Ward Councillors	M. Frankland and Mrs K. F. Nelson