

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 15 OCTOBER 2008

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

08/2129/FUL

15 - 19 Yarm Lane, Stockton-on-Tees,

Erection of building for use as student accommodation (125 bedrooms) with 2 no. retail units on ground floor

Expiry Date 17 October 2008

SUMMARY

Planning permission is sought for a development of 2no. Retail units and 125 units of student accommodation and ancillary development within the defined Town Centre Boundary. The development would require the demolition of the existing building on site.

A total of 9 letters of support have been received in respect to the development, based on the proposal improving the vitality and viability of the town centre and it being a beneficial regeneration of this area which may encourage further redevelopment and regeneration elsewhere within the area. Durham University have advised that there is no need for further student accommodation as demand has been met.

The Head of Technical Services has objected to the proposed development on grounds of lack of parking and potential impacts on the surrounding highway network. The Urban Design Team has advised that the building is out of scale with its surroundings and the streetscape context.

The proposal accords with the appropriate uses for sites within the defined Town Centre area and as such the principle is accepted. However, the proposed development is considered to be an over development of the site in view of the character and appearance of its immediate surroundings and the street scene of Yarm Lane in general. The proposed development is of a modern and contrasting design with the surrounding properties which although, considered to have a contemporary and positive feel, this associated with the significantly contrasting height and mass of the proposed building, is considered to result in a discordant and overly dominant feature within the street, contrary to Policies GP1, S1, S3, S6 and S16 of the Stockton on Tees Local Plan, and being detrimental to the character of the Conservation Area, thereby being contrary to Policy EN24 of the Stockton on Tees Local Plan.

The proposed development provides no parking and there has been no information submitted which adequately demonstrates that the lack of parking would not have a detrimental impact on the surrounding highway network, thereby being contrary to Policy GP1 and SPD 3 of the Stockton on Tees Local Plan.

RECOMMENDATION

Planning application 08/2129/FUL be Refused for the following reasons;

- 01. The proposed development is considered to be of a scale and mass which is out of keeping with the existing character of this section of Yarm Lane, thereby being**

contrary to the guidance of Policies GP1, EN24, S1, S3 and S16 of the Stockton on Tees Local Plan. In addition, it is considered that the contrasting design would further unbalance and detrimentally affect the character of the street scene and conservation area as a result of its dominance created throughout the unacceptable scale and massing of the building.

- 02. In the opinion of the Local Planning Authority without adequate demonstration that the scheme can operate without any parking provision, and in view of the scale and nature of the proposed provision, it is considered that the proposed development would unduly affect the free movement of traffic within the highway, being detrimental to highway safety, contrary to Policy GP1, S3 and S16 of the Stockton on Tees Local Plan and SPD.3 Parking provision for new developments.**

PROPOSAL

1. Planning permission is sought for the erection of a block of development comprising 2 no. ground floor retail units and 125 student bedrooms and ancillary accommodation, provided over 6 no. floors. The proposed retail units are located fronting onto Yarm Lane with servicing area to the rear whilst the student accommodation is provided on the above ground floors.

CONSULTATIONS

The following Consultations were notified and comments received are set out below:-

Urban Design Engineers

2. Further to the previous memo, all information that has been recently submitted has been considered and my objection to this application remains. I accept that it is possible for a Travel Plan to be a condition of any planning approval, however I cannot support the no car parking element of the development and feel that it has not been justified on the Departure from Standard that has been submitted.
3. The standard for car parking is 1 space per 40 residents within a town centre area for student accommodation and whilst it is acknowledged that it is a sustainable location, the applicant has not satisfactorily demonstrated how a no car development will operate in this area.
4. I feel that this development could be detrimental to highway and pedestrian safety at the start of term when students would be arriving with their belongings. It is likely that all students will arrive on the same weekend and the existing loading bay adjacent to the site may not be sufficient for this purpose. Although the management of this could be conditioned should planning approval be granted, insufficient information has been submitted to satisfactorily indicate that there will be no detrimental impact on the highway, and in view of the scale of the proposal, I object to this application.

Urban Design Landscape & Visual

5. I have no objections to the application in relation to landscape and visual subject to conditions.

Urban Design Built Environment Comments

6. In relation to scale and massing of the site the proposed development is over developed and not in keeping with the streetscape context. The current proposals in building height

dwarf the adjacent 2 storey buildings on Yarm Road and should be reduced to complement the existing 3 storey built form character of the street.

7. However should this application be approved I would recommend a commuted lump sum towards public realm is sort in accordance guidance set out in SPD 6.
8. Also notwithstanding information detailed in the supporting statement I would like the applicant to submit visuals of the 3D modelling referred to in the report, colour elevations and possibly any site urban design analysis that was carried out to provide further details as to why the applicant has arrived at the proposed building scale.
9. In light of the above comments I cannot support the application based on the site being over developed and the need for further information to be submitted.

Environmental Health Unit

10. No objection in principle although would recommend conditions be imposed in respect to:
Construction Noise
Unexpected land contamination
Noise disturbance from adjacent premises

Spatial Plans Manager

11. The proposed site is within the Stockton town centre boundary and therefore, covered by Alteration Number One to the Adopted Local Plan Policy S1. Stockton-on-Tees Town Centre is classified as the town centre with the Borough, and top of overall hierarchy of local and district centres. This policy emphasises the need to direct new retail and other appropriate town centre towards existing centres where vitality and viability can be enhanced. The proposed site is not classified as either a primary or secondary shopping frontage and therefore, restrictive policies towards the change of use here do not apply. However, it is covered by policy S6 which states that the Council will seek to:

"maintain and strengthen the vitality and viability of the wider Stockton Town Centre defined on the Proposals Map, and will encourage proposals for development and change of use for a wide range of commercial, shopping, community, residential and leisure uses within the Town Centre boundary providing that:-
I. They have no adverse effect on the amenity of the surrounding area in terms of level of activity associated with:
1) Noise;
2) Pollution;
3) Levels of traffic;
4) Opening hours- where appropriate will restrict hours of business in accordance with the Council's Licensing Policy.
II. They do not result in a continuous group of more than four units of Use Class A3, A4, A5 (restaurants, bars and hot food takeaways)."
12. PPS6 paragraph 2.21 states that "subject to other planning considerations, residential or office development should be encouraged as appropriate uses above ground floor retail, leisure or other facilities within centres."
13. The site is within the Stockton Town Centre Conservation Area and therefore, covered by Policies EN24 and EN25 of the adopted Local Plan which set out the acceptable criteria for demolition and new development in conservation areas. Subject to compliance with these policies there are no objections to the proposed development in principle.

The Local Plan contains no specific targets or precise allocations for student accommodation. National planning policy for housing, expressed in particular through Planning Policy Statement PPS 3 Housing, confirms the Government's intention that everyone should have the opportunity of living in a decent home. PPS 3 offers no particular guidance in respect of student housing but one central aim is "to create sustainable, inclusive, mixed communities in all areas" (paragraph 9). It says also that one specific outcome of the planning system should be "a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas" (paragraph 10). Therefore, there are no objections in principle to providing student accommodation in this location."

NEDL

14. Standard response comments

Northern Gas Networks

15. No objections

Northumbrian Water Limited

16. No Objections

Durham University

17. The university can confirm there is a significant surplus of student accommodation within the private sector for the 2nd and 3rd year students and the university does therefore not support the proposal. Were permission to be granted the university is concerned on the potential detrimental impact on the existing housing market and also the future use of this building, when due to lack of demand the building cannot be let to students.

Private Sector Housing Division

18. Does not object to the proposal although advise that the property would need to be mandatory licensed by the Council and will therefore need to meet the Councils amenity standards for licensed properties. Kitchen ratios are at a 1 - 5 level and they could have up to two sets of facilities in each kitchen area if they meet the room size standards as advised within the standards document.
19. Concern is raised with regard to the Universities comments regarding oversupply of student accommodation and we do have concerns over the impact of an over supply on the existing housing market.

PUBLICITY

Neighbours were notified and 9 letters of support have been received. Comments are summarised as follows:-

Topbrand@aol.com

20. There is already a significant parking problem within the area without the additional 177 units of accommodation. The area also already suffers from anti social behaviour on a night

Tees Valley Cabs, 8 Yarm Lane' Stockton-on-Tees

21. Supports the application for the regeneration of the properties as it will generate business to all surrounding businesses resulting in greater economic growth for the town. It will send a message to students that this town is moving forward and they will play a big part as

higher education and their accommodation needs are taken seriously. It will also improve an area that is in need of investment.

Adnan Mahmood, 10 Yarm Lane' Stockton-on-Tees

22. Supports the application as it will benefit the area and improve business. It will also regenerate the area as more students are studying at Teesside.

The Bite Centre, 24 Yarm Lane' Stockton-on-Tees

23. Supports the proposal as it will generate more business and regenerate the area.

The Garrick Hotel, 34 Yarm Lane' Stockton on Tees

24. Supports the application as it will regenerate the area at an important gateway whilst will have a wider effect on Stockton Town Centre with the influx of residents who will utilise nearby shops and services.

Swallow Hotel, John Walker Square' Stockton on Tees

25. Supports the proposal as the town is in need of people willing to improve existing run down properties in view of the council not having the funds to make it happen. The expansion of higher level education is a market many businesses subscribe to. Access to affordable student housing is a challenge for many towns. Students will bring a cosmopolitan feel to an area which can only be an improvement.
26. Cannot understand why a new development should be seen as a problem when viewing existing premises from the Hotel Lounge.
27. If local business people cannot develop and the council cannot fund development what is the town centres future.

Omar Khayyam Restaurant, 32-34 Norton Road' Stockton on Tees

28. Supports the scheme as it will generate new business in Stockton Town Centre, being of economic benefit which will help to regenerate Stockton Town Centre. It will make the area more elegant and full of activity which will make Stockton more attractive for surrounding towns to shop at Stockton.

Northern Country Leisure, Elton Moor Farm Whinney Hill

29. Supports the proposal as it will regenerate the area which has deteriorated in recent years. The proposed development will result in an influx of people bringing economic benefit to the surrounding businesses and town centre generally. It will also improve the area and make other owners consider further investment.

Rileys, 21 Yarm Lane' Stockton on Tees

30. Believe it can only have a positive impact on local businesses. A large proportion of existing users of the Snooker club are students and the proposal can only help my business.

PLANNING POLICY

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are: - *the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)*.

The following planning policies are considered to be relevant to the consideration of this application:-

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Policy S1

As defined on the Proposals Map, the Council will seek to direct new retail development and other town centre uses within the centres in the following local retail hierarchy of the Stockton-on-Tees Borough Council area in order to protect and enhance their vitality and viability:-

- A) Stockton-on-Tees Town Centre
- B) The District Centres
- C) The Local Centres

All proposals for development should be appropriate in terms of the scale, nature and character to the centres existing role and the catchment area which it serves.

Policy S3

Where proposals for either new or extensions to existing retail or Town Centres uses are considered acceptable in principle, under the relevant policies of the Local Plan, the Council will need to be satisfied that : -

- i) The development can be adequately and safely serviced, with adequate provision for car and cycle parking to serve customers and employees;
- ii) The scale and character of the proposed development is in keeping with the size and role of the location and enhances local character;
- i) A safe and secure pedestrian environment is created, protected from the elements where possible, designed to ensure ease of use throughout by everyone;
- ii) The proposal makes adequate provision for the storage and disposal of litter;
- iii) The proposal would not have a detrimental impact on residential or local amenity.

In addition and where appropriate, major development should provide: -

- iv) Public waste and recycling facilities;
- v) Public seating
- vi) Public conveniences, including baby changing/feeding facilities and facilities for people with disabilities

Policy S6

Outwith the Primary Shopping Area (*i.e.* the Primary and Secondary Shopping Frontages as shown on the Proposals Map), the Council seeks to maintain and strengthen the vitality and viability of the wider Stockton Town Centre defined on the Proposals Map, and will encourage proposals for

development and change of use for a wide range of commercial, shopping, community, residential and leisure uses within the Town Centre boundary providing that: -

i) They have no adverse effect on the amenity of the surrounding area in terms of level of activity associated with: –

- 1) Noise;
- 2) Pollution;
- 3) Levels of traffic;
- 4) Opening hours - where appropriate will restrict hours of business in accordance with the Councils Licensing Policy.

ii) They do not result in a continuous group of more than four units of Use Class A3, A4 and A5 (restaurants, bars and hot food takeaways)

Policy S16

Planning permission for new shop fronts will only be permitted provided they meet the following criteria:-

- i) Design must be in keeping with the character, scale, colours, materials, proportions, and period of the building and wider street scene.
- ii) Existing independent access to upper floors is maintained.
- iii) Corporate shop fronts and logos should maintain the appearance of the building or wider street scene.
- iv) Where two or more units are to be joined into one unit, the frontage should maintain the appearance of more than one unit in order to maintain the visual balance of the street.
- v) One hanging sign is permitted per unit which must measure no more than 600mm wide by 1000mm tall, and 35mm deep, and be fixed at least 2400mm from the ground at its lowest point, but below the first floor window sill at its highest point.
- vi) Where illumination is required it should be sited externally.
- vii) Security shutters must be of a grille design that allows the window display to be seen, and unless there are justified reasons that prevent it, must be installed on the inside of the window;
- viii) Other security devices must be an integral part of the shop front and not be visually obtrusive.

In the designated Conservation Areas or for Listed Buildings, additional controls may be placed on shop front design in the interests of maintaining the distinctive character and appearance of those areas or buildings.

SPD3 – Parking provisions for new developments.

SITE AND SURROUNDINGS

31. The site is located at the southern end of the defined boundary of Stockton Town Centre, away from the primary and secondary shopping frontages associated with the High Street. This section of Yarm Lane is characterised by mainly three storey development in a variety of styles and heights although larger development does exist within the wider area. Other key characteristics of the street scene are the wide road corridor and street furniture within it in the form of bollards, railings and signage.
32. Building styles and heights vary from the 2 storey flat roofed 1970's styled snooker club adjacent to the site to the 3 and 4 storey more traditionally designed buildings elsewhere within the street scene. The appearance of properties varies, having relatively traditional historic properties as well as more modern development and varied frontages associated with a wide range of uses including Public House, Fast Food Takeaways and a snooker club.

MATERIAL PLANNING CONSIDERATIONS

The material planning considerations in determining this application are the principle of the development, impact on the character of the area, impact on surrounding uses, Highway considerations, pollution and noise and the need for student accommodation.

Principle of development

33. The site falls within the Stockton Town Centre Boundary where policies S1 and S6 of the Local Plan Alteration No.1 apply. Policy S1 directs new retail development to the town centre whilst Policy S6 advises that the Council seeks to maintain and strengthen the vitality and viability of the wider Stockton Town Centre and will encourage proposals for development and change of use for a wide range of commercial, shopping, community, residential and leisure uses within the Town Centre boundary.
34. The proposed development comprises 2 no. retail premises at ground floor and student accommodation within the upper floors and the principle of the development is therefore considered to accord with these policies, and would improve the vitality and viability of the town centre as a result of intensified usage. A total of 9 no. letters of support have been received from local businesses which share this view.
35. Furthermore, the site is located, within walking distance of the retailing, employment and leisure provision within the town centre and the immediately surrounding area, within walking distance of the University Campus, the main bus interchange and railway station. As such, the site is considered to be highly sustainable with regards to trip generation, as required by National Policy Guidance in respect to the siting of new development.
36. Development within such areas needs to be considered against the Local Plan General Principles Policy (GP1) the criteria listed within Policy S6 and S16 of alteration no.1 relating to redevelopment of town centre sites and shop front design as well as Local Plan Policy EN24 in view of the sites location within the Stockton Town Centre Conservation Area. These policies require consideration of the impacts of the development; in particular, on the character and appearance of the surrounding area, surrounding uses, highway related matters, pollution and noise. These and other material considerations are considered as follows;

Impact on the character of the area

37. The development is proposed over 6 stories, having 4 no. storeys fronting directly onto Yarm Lane and 2 further stories set back slightly behind the main frontage (approx. 3m). The main elevation onto Yarm Lane incorporates 2no. ground floor retail units with the student accommodation above. The main elevation above ground floor is of a contemporary design, having cladded walls and large projecting bays, with a terrace on the roof. The proposed building has a flat roof arrangement, horizontal banding courses whilst all windows have a vertical emphasis.
38. Local Plan Policies GP1 and EN24 and Policy S3 of Alteration No.1 all require new development to be sympathetic to, and appropriate in scale and character to the surrounding area. This section of Yarm Lane is clearly defined by its immediate street scene which consists mainly of 3 storey properties, the majority of which have a relatively traditional design, albeit some have been unsympathetically modified as well as a broken massing achieved through the majority of properties being of slightly different scale and character to those adjoining. This change in appearance between each property creates a vertical emphasis within the built form of the street scene.

39. There are larger buildings away from the immediate street scene which include the Swallow Hotel and Daryl House to the rear of the site, however, these are considered to be outwith the immediate street scene and as such offer little or no weight in regards to consideration to the massing, scale or design of this proposal. Whilst a number of the existing properties are not considered to make a specific positive contribution to the street scene in terms of design (in particular the upper floors), their scale and proportions remain to be important in defining the character of the street scene.
40. The 2 no. retail premises on the ground floor which have an active frontage with Yarm Lane are considered to be of a design which is suitable for its setting within the Conservation Area, having a traditional shop front design including appropriately sized and designed windows and doors and pilaster detailing.
41. Whilst the contemporary appearance of the buildings upper floors is considered to be positive in its own right, it is considered that the proposed 6 storey building would be at odds with the immediate surroundings resulting in a significant unbalance of the street scene in this location and the proposed building completely redefining the character of the street as a result of its dominance, coupled with its appearance. The proposed development would therefore be out of keeping with its surroundings, thereby harming the character of the Conservation Area, being contrary to Policies GP1, EN24, S1, S3 and S16 of the Stockton on Tees Local Plan.

Impact on surrounding uses

42. The road corridor is relatively wide which is considered would prevent any undue impacts on either opposing or adjacent properties.
43. There are no listed buildings within the immediate vicinity of the application site, with the nearest ones being the Thomas Sheraton PH and the Holy Trinity Church. It is considered that these Listed Buildings have a different setting to that of the proposed building and the proposals would not unduly compromise the setting of any of these buildings.

Highway related matters

44. The proposed development is intended to be serviced from the rear, having refuse and cycle storage at the ground floor level. The proposed development provides no parking spaces, instead, intending to rely on the existing general provisions within the wider town centre area.
45. Supplementary Planning Document no. 3 (Parking provision for new developments) requires 1 parking space per 40 units of accommodation for student halls of residence and 1 space per 300sqm gross floor space of Retail provision within the town centre area. The applicant considers the existing parking provision within the town centre will adequately provide for the development without providing specific provision on site.
46. The Head of Technical Services has raised concern in respect to the nature of the proposed use and the influx of students within the first week of term. Although the Head of Technical Services believes there will be some benefits of the site being within the town centre, concern remains that the proposal could have a detrimental impact on the surrounding highway network as a result of the significant numbers of students for which the building provides. The Head of Technical Services has advised that there has been insufficient information submitted to justify a zero parking provision for this form of development.

47. Refuse and servicing is provided to the rear of the site. Amendments have been made to the scheme to provide inward opening doors to these areas to prevent them opening out into an area which is currently used for parking. It is generally considered that refuse provision and cycle store provision would be adequate for the scale of the development.

Pollution and noise

48. The proposed development is considered to be a suitable type of development for the town centre and subject to accordance with Building Regulation provisions with regard to noise insulation, should not unduly affect the surrounding area or adjacent premises. Were the application to be approved, it is considered appropriate conditions would be necessary in order to ensure adequate noise insulation is achieved for the future occupiers and potential ground contamination was adequately dealt with.

Need for student accommodation

49. A letter of objection has been received from Durham University based on additional need for further student accommodation to serve the Stockton Campus. The University have advised that there is no further need in this regard.
50. PPS 3 and the Tees Valley Structure Plan debate the provision of housing in general and affordable housing although do not specifically focus on the provision of student housing. In general terms, it is advised that housing provision is focused in sustainable locations on previously developed land, which this proposal achieves.
51. The applicant has submitted a supporting document, a section of which is concerned with need/demand for student accommodation. In summary the applicant argues that there is a shortfall in student accommodation, after taking into account the recent development at Bridge Road.
52. Many of the towns and cities that have a student population have adopted policy in respect of student accommodation. At present Stockton Borough Council does not have any planning policies to guide officers when dealing with planning applications for student accommodation. The Local Plan contains no specific targets or precise allocations for this particular use and previous applications for student accommodation indicate that there is no clear consensus about the amount and type of accommodation that it required. Whilst comments have been made in relation to possible problems of the oversupply of development with regards to over concentration of students and rapid removal of students from houses of multiple occupation within established housing areas, it is uncertain what impact student accommodation is having on existing residential areas around the Borough, although it is understood that concentrations of students within the established housing areas are particularly low.
53. National planning policy for housing, expressed in particular through Planning Policy Statement PPS3 Housing, confirms the Government's intention is that everyone should have the opportunity of living in a decent home. PPS3 offers no particular guidance in respect of student housing but one central aim is to create sustainable, inclusive, mixed communities in all areas.
54. The adopted North East Regional Spatial Strategy emphasises the importance of the region's universities and further and higher education establishments to the economy. It encourages the development of Universities but offers no direct guidance on the provision of student accommodation.

55. It should be noted that a key element of the development of North Shore (one of Tees Valley's Regeneration's five strategic development sites in the Tees Valley) is an expansion of the University's Queen's Campus which includes a provision for student accommodation. The University (the generator of need) has in place a strategy designed to meet its own needs, however it must be noted that the University does not have a statutory requirement to provide accommodation for its own students and the thrust of ministerial guidance advises that it is not the role of the planning system to restrict competition. The Local Plan contains no specific targets or precise allocations for this particular use and therefore the need or lack of it cannot be addressed through the provisions of the Local Plan. The proposed use is therefore considered to be acceptable in this regard subject to satisfying other planning requirements.

Other matters

56. Comment has been raised from Stockton's Private sector Housing Division in respect to the lack of kitchen facilities being provided. The Council's Senior Urban Renewal Officer has advised that there is no kitchen provision shown and that 1 set of kitchen facilities per 5 users are required to meet the council's standards for houses in multiple occupation. The applicant has submitted additional information in this respect to demonstrate that adequate provision can be achieved; however, this is not considered to be a planning matter, instead, being an issue which would be addressed by licensing and as such needs no further consideration.
57. The proposed scheme provides a relatively limited amount of ancillary provision in respect to the student accommodation. Each floor has a common room with a gym and terrace area provided for the entire building. However, consideration is given to the site's location in respect of the town centre and the ability for the majority of leisure and recreational needs to be achieved via the services provided within the town centre area and its surroundings.

CONCLUSION

58. The proposed development is considered to be an over development of the site in view of the character and appearance of its immediate surroundings and the street scene of Yarm Lane in general. The proposed development is of a modern and contrasting design with the surrounding properties which although, considered to have a contemporary and positive feel, this associated with the significantly contrasting height and mass of the proposed building, is considered to result in a discordant and overly dominant feature within the street, contrary to Policies GP1, S1, S3, S6 and S16 of the Stockton on Tees Local Plan.
59. Although the proposal includes relatively traditionally designed shop frontages, which are considered would benefit the street scene, it is considered that the scale, mass and design of the remainder of the building would have a significant detrimental impact on the character of the Conservation Area as it would effectively redefine the dominating character of the street scene which is currently that of two and three storey traditionally scaled and proportioned buildings. The proposal would therefore be contrary to Policy EN24 of the Stockton on Tees Local Plan.
60. The proposed development provides no parking and there has been no information submitted which adequately demonstrates that the lack of parking would not have a detrimental impact on the surrounding highway network, thereby being contrary to Policy GP1 and SPD 3 of the Stockton on Tees Local Plan.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Glossop Telephone No 01642 527796**

Financial Implications

As report

Environmental Implications

As report

Community Implications

As report

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

WARD AND WARD COUNCILLORS

Ward	Stockton Town Centre
Ward Councillor	Councillor D. W. Coleman
Ward Councillor	Councillor P. Kirton