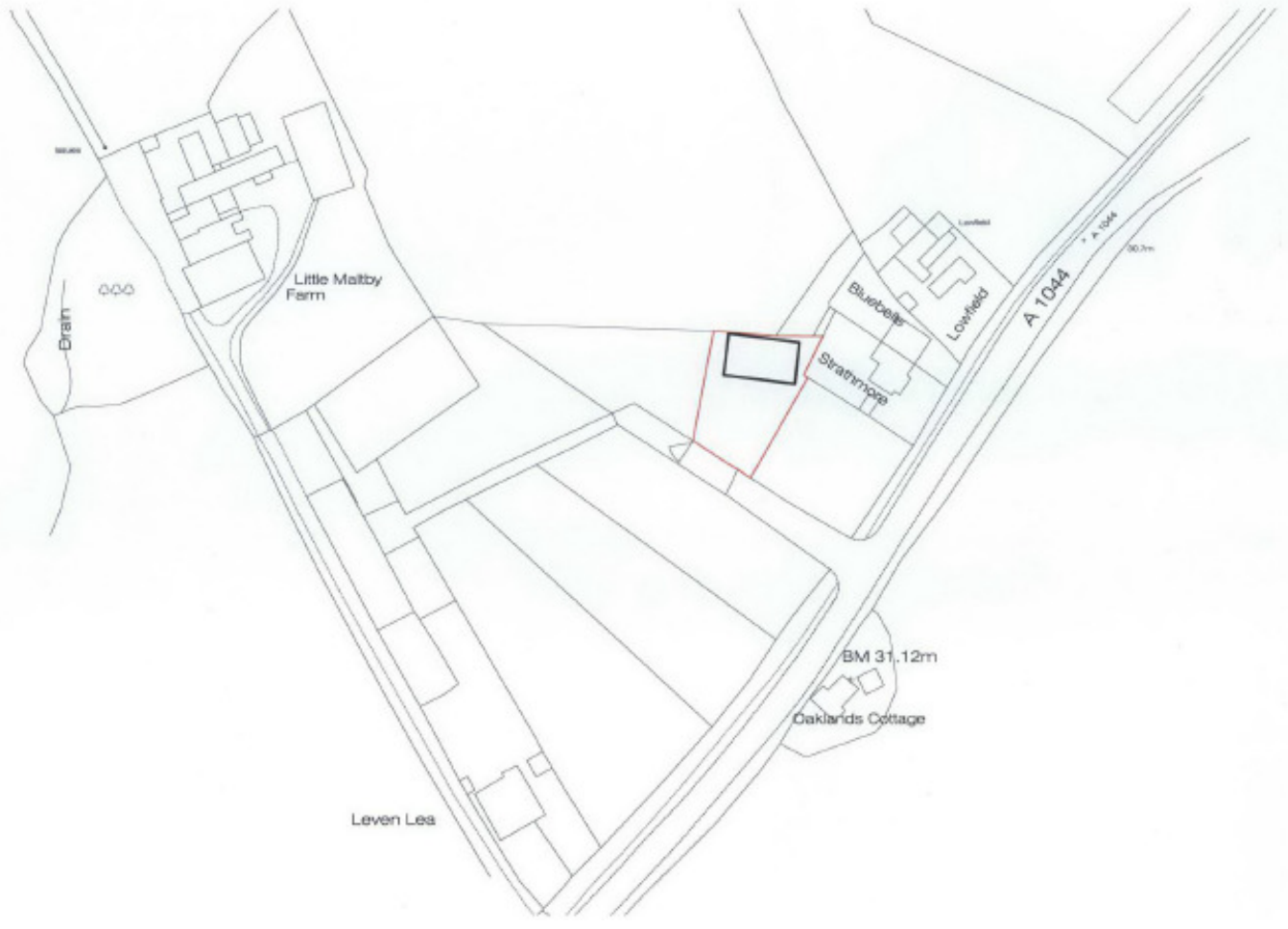


**09/3028/COU – Leven Vale Dental Practise, Low Lane, High Leven**  
**Appendices**

1. Plan Reference SN/09/004/11; Location Plan
2. Plan Reference SN/09/004/22; Existing Site Plan
3. Plan Reference SN/09/004/21B; Proposed Site Plan
4. Plan Reference SN/09/004/31A; Floor Plans
5. Plan Reference SN/09/004/41 Elevations
6. Letter sent to applicant, dated 24<sup>th</sup> February 2009
7. Letter sent to applicant dated 2<sup>nd</sup> December 2009
8. Available/vacant units within Thornaby Town Centre and Ingleby Barwick as of mid-February 2010.

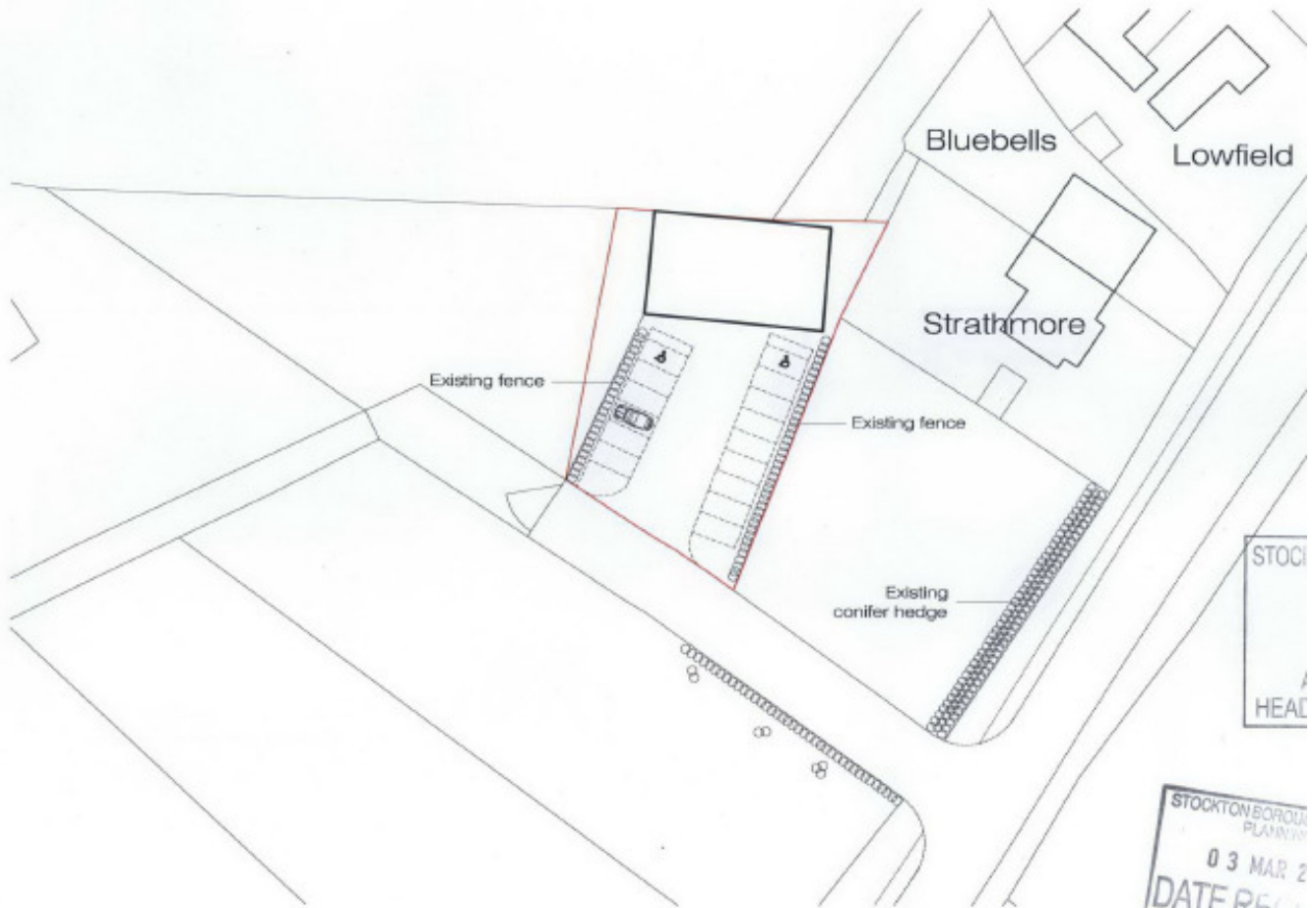
# 1. Plan Reference SN/09/004/11; Location Plan

All details and dimensions to be confirmed on site prior to works commencing.  
This drawing should be read in conjunction with other relevant drawings and/or specification notes.



## 2. Plan Reference SN/09/004/22; Existing Site Plan

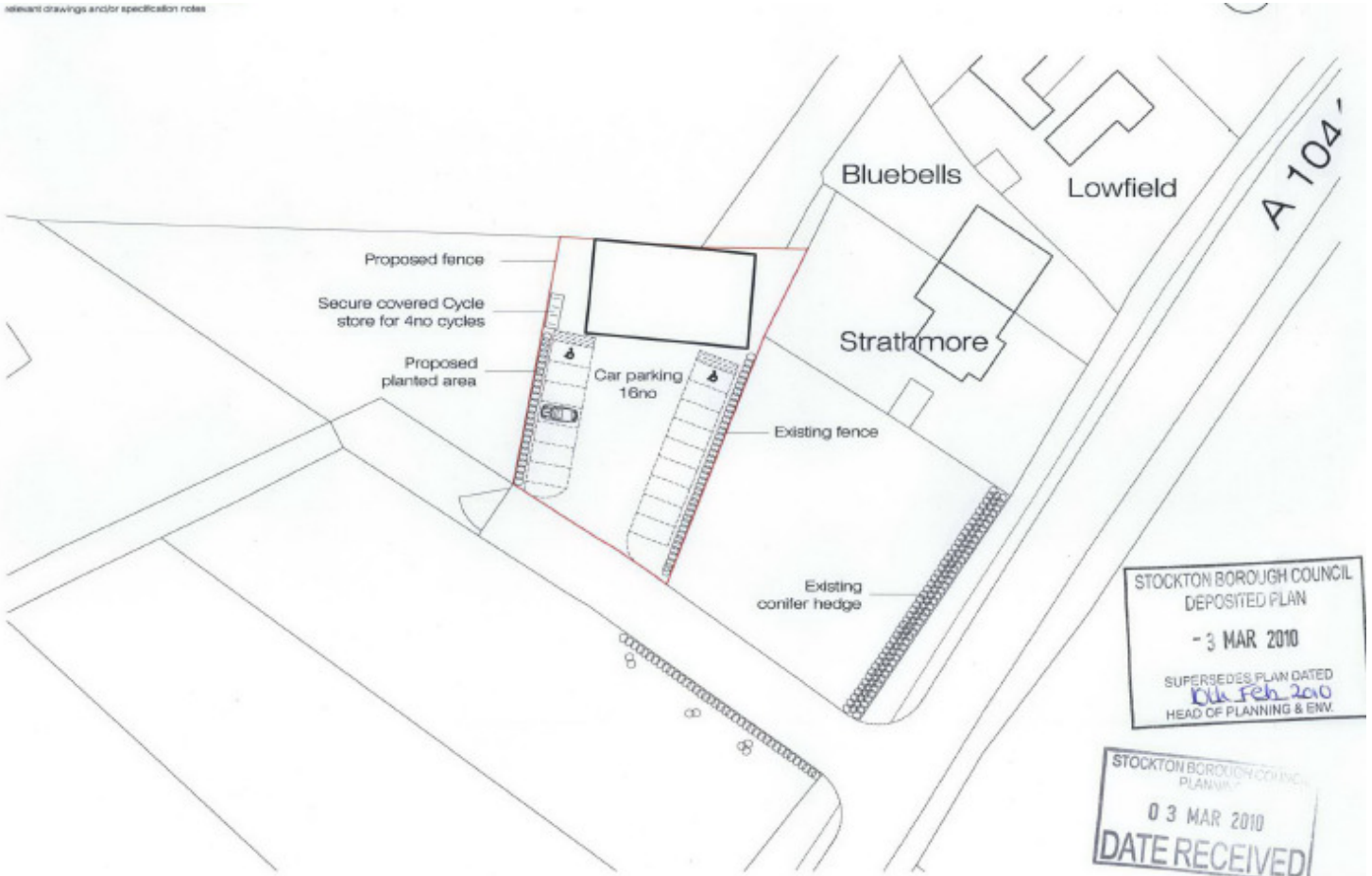
relevant drawings and/or specification notes



EXISTING SITE PLAN

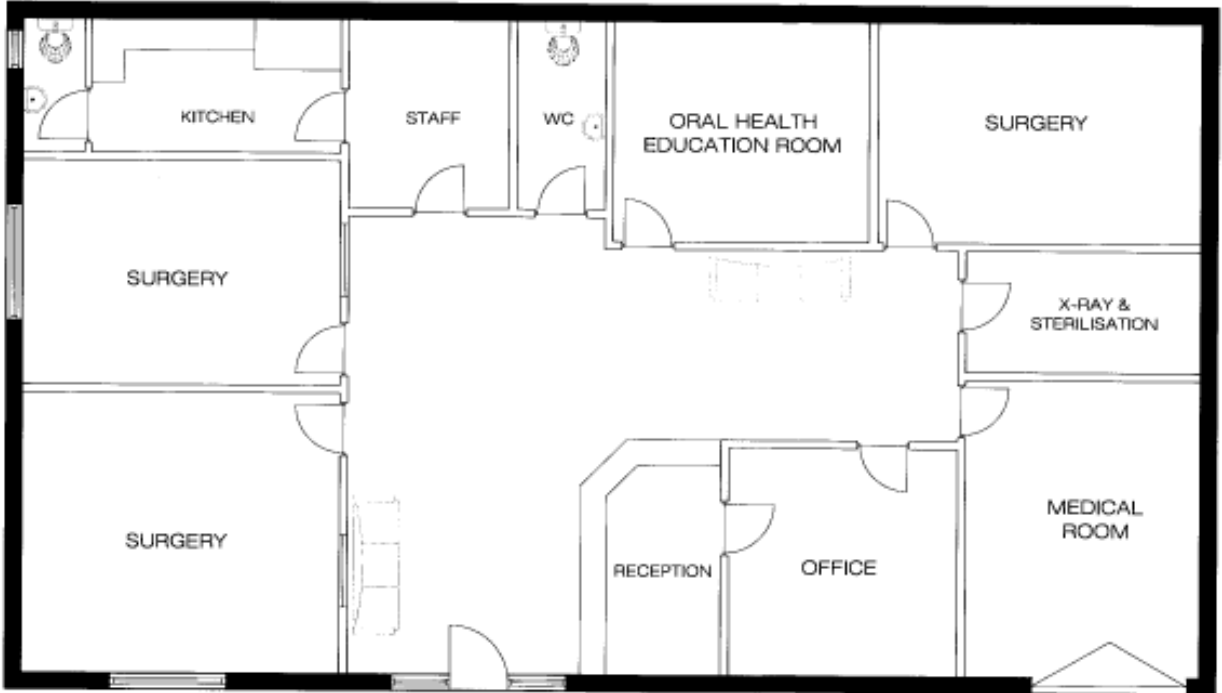
### 3. Plan Reference SN/09/004/21B; Proposed Site Plan

relevant drawings and/or specification notes



PROPOSED SITE PLAN

4. Plan Reference SN/09/004/31A; Floor Plans



## 5. SN/09/004/41 Elevations

plans  
should be read in conjunction with other  
plans and/or specification notes



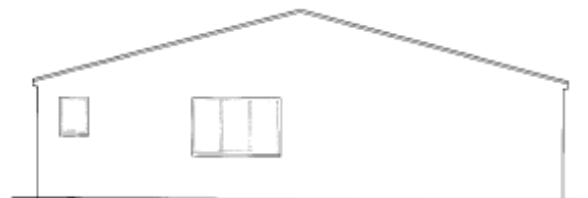
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

6. Letter sent to applicant, dated 24<sup>th</sup> February 2009

Ref No: 06/3664/FUL  
Officer: Simon Grundy  
Direct Line: (01642) 528550  
Date: 24 February 2009

Dear Drs Williams and Sutcliffe

**Change of use of office/storage/tack building to Dental Survey (for NHS patients) at The Vale, Low Lane High Leven, Yarm**

I refer to the above planning application, which was given temporary approval and is subject to the condition below;

"When the premises cease to be occupied by Drs Williams and Sutcliffe or at the end of 3 years, whichever shall first occur, the use hereby permitted shall cease, be returned to storage/tack room and all materials and equipment brought onto the premises in connection with the use shall be removed, unless otherwise agreed in writing by the Local Planning Authority" and the reason for this condition "This permission has been granted solely because of the lack of alternative suitable premises within the area and the accepted need for an NHS dental surgery in the area".

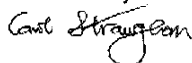
The Local Planning Authority supported the application only on the basis of the acute need of the NHS dental surgery and the lack of suitable sites located elsewhere within Ingleby Barwick or the surrounding urban area at the time. The Local Planning Authority confirmed at the time that temporary planning approval was granted only so that suitable alternative premises could be sought, and after this time another temporary planning consent or permanent permission for this dental use on the site would not be supported.

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It was advised that the search for alternative premises should remain ongoing and that areas such as Preston Farm/Bowesfield and Thomaby should also be considered as nearby alternatives. Equally consideration should also be given for the use and conversion of existing residential premises to a dental surgery within the Ingleby Barwick settlement. The Local Planning Authority requested that an annual report detailing the scale and scope of the search for alternative premises and if these are not considered to be acceptable the reasoning/justification as to why not.

To date no such report has been received and the application was approved in 2007. Can you please provide the above report as requested.

Yours faithfully



Head of Planning

Leven Vale Dental Practice,  
Low Lane,  
High Leven,  
Yarm,  
TS15 9JT

7. Letter sent to applicant dated 2<sup>nd</sup> December 2009

**App No. 06/3664/FUL**

**Please ask for:** Mr Simon Grundy

Direct line: 01642 528550

Email [developmentservices@stockton.gov.uk](mailto:developmentservices@stockton.gov.uk)

Date: 2 December 2009

Dear Sir/Madam,

**Proposal:** **Change of use of office/storage/tack building to Dental Survey (for NHS patients)**

**Location:** **The Vale, Low Lane, High Leven**

I write with reference to the above planning application and my recent letter in February this year. As you may be aware the above planning application was approved subject to a temporary three year permission. This permission expires and shall cease on the 5th February 2010.

In granting this temporary permission the Local Planning Authority had regard to the acute need of the NHS dental surgery and the lack of suitable sites located elsewhere within Ingleby Barwick or the surrounding urban area at that moment in time.

It was also made clear that that the temporary planning approval was granted only so that suitable alternative premises could be sought and that the search for alternative premises should remain ongoing. In addition it was stated that after the three year period, another temporary planning consent or permanent permission for this dental use on the site would not be supported due to the unsustainable nature of the site.

In addition the requested annual reports detailing the scale and scope of the search for alternative premises have never been received by the Local Planning Authority.

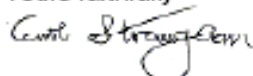
The purpose of this letter is to outline that the current temporary permission expires in February 2010 and that if you have not already been doing so, then you should be actively searching for new premise in a more suitable and sustainable location. The Local Planning Authority are happy to offer any informal planning advice that you may require on potential suitable premise.

Page 2;

Should the dental practice continue to operate beyond the 5th February 2010 then the Local Planning Authority may be forced to take enforcement action to cease the use.

I trust that this clarifies the Local Planning Authorities standpoint, should you wish to discuss this matter further, or seek advice on alternative sites, please contact me on the above number.

Yours faithfully



Head of Planning



8. Available/vacant units within Thornaby Town Centre and Ingleby Barwick

**Thornaby Town Centre**

Wrightson House

Unit 10 - 96.7120 m<sup>2</sup>

Block A

Unit 1 - 195.282 m<sup>2</sup>

Unit 2 - 179.395 m<sup>2</sup>

Unit 4 - 221.016 m<sup>2</sup>

Unit 5 - 482.724 m<sup>2</sup>

Block B

Unit 21 - (first floor offices) - 206.987 m<sup>2</sup>

**Ingleby Barwick**

4 Beckfields (flowerbuds) 69.6772 m<sup>2</sup>