

DELEGATED

**AGENDA NO 7
PLANNING COMMITTEE**

19 March 2014

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

14/0388/COU

1 High Street, Norton, TS20 1AH

Revised application for a proposed change of use from offices (A2) to bar/restaurant (A4)

Expiry Date 10 April 2014

UPDATE REPORT

Since the preparation of the main committee report the Council's Development and Regeneration have submitted comments and two further objections and three submissions expressing support have been received from neighbouring residents. These are detailed below;

CONSULTATIONS

Development and Regeneration

We would support this application. Albeit a focus on Night Time Economy activity can potentially weaken the reason for people to visit a diverse business mix during the day, we believe any such impact would be mitigated in this particular location and there is no loss of A1 Retail use. As this unit has been vacant for some time this would add to the amount of active frontage and we would welcome this investment as this reflects a continued confidence in the High Street.

PUBLICITY

The additional comments received are set out below:-

Mrs McLaren

6A Harland Place Norton

(Summarised)

Object as a resident living directly opposite I am subject to late night noise and disturbance from the bars already in Norton. This proposal would add to my misery. There is currently not enough car parking to cope. I feel threatened late at night coming and going from my house because of the amount of people on the streets. I do not think the public house should be allowed as it will ruin the village atmosphere.

R Langlands

1 Holly Street Norton

(Summarised)

Object as I have a number of concerns regarding parking (for staff and customers). There is an existing car parking problem and this will make deliveries difficult. There is an outdoor smoking area which is close to my window resulting in smells and pollution and noise. Therefore I will be hugely disappointed if the development goes ahead.

Daniel Cooper

65 Sheepfoote Hill Yarm
(Summarised)

Support as it would be a great addition to increase the amount of quality bars in Norton.

Gillian Nunn

38 Wallington Road Billingham
(Summarised)

Support the application as Norton is short on quality bars and restaurants and this would bring a bit of class to Norton.

David Nunn

38 Wallington Road Billingham
(Summarised)

Support as I am a frequent visitor to Norton and the proposal will enhance the choice. This will attract people to Norton rather than travelling further afield to Yarm.

Material considerations

The additional comments are noted and the points raised have been addressed in the main committee report. Therefore it is recommended that the application be determined in accordance with the recommendation of the main committee report.

CONCLUSION

That the application be determined in accordance with the recommendation contained within the main report.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Helen Heward Telephone No 01642 526063

WARD AND WARD COUNCILLORS

Ward Norton North
Ward Councillor Councillor S I Nelson

Ward Norton North
Ward Councillor Councillor Mrs K. F. Nelson

IMPLICATIONS

Financial Implications: As report

Legal Implications: As report

Environmental 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.

Community Safety Implications: The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers: 14/0388/COU