

DELEGATED

AGENDA NO
PLANNING COMMITTEE

17 February 2016

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

15/2912/LAF

Courtyard Hotel & Georgian Theatre, Green Dragon Yard, Stockton-On-Tees

Change of use of ground and first floors of the Courtyard Hotel to form bar and associated facilities for the Georgian Theatre. The works will enable the bar to be used independently from the Georgian. External alterations include new feature, glazed, entrance staircase to Green Dragon Yard, lift shaft to rear and installation of new windows and doors.

Expiry Date 19th February 2016

SUMMARY

The application seeks change of use of the ground and first floors of the former Courtyard Hotel to form bar and associated facilities for the Georgian Theatre. The works will create a mixed used facility and enable the bar to also be used independently from the Georgian. External alterations include a new feature, glazed atrium staircase to Green Dragon Yard and a rear extension for toilet provision.

The works have been considered in accordance with National and Local Planning Policy and are considered to be acceptable in that they will not lead to an adverse impact on the amenities of the Stockton Town Centre Conservation area, the amenities of neighbouring properties, highway safety, listed buildings or ecology.

The application is recommended for approval with conditions for the reasons set out below.

RECOMMENDATION

That planning application 15/2912/LAF be approved subject to the following conditions and informative below;

01 *Approved Plans*

The development hereby approved shall be in accordance with the following approved plan(s);

<i>Plan Reference Number</i>	<i>Date on Plan</i>
105	20 November 2015
111	20 November 2015
103	20 November 2015
107	20 November 2015

101	20 November 2015
109	20 November 2015
106 Rev 1	5 February 2016
112 Rev 1	5 February 2016
108 Rev 1	5 February 2016
102 Rev 2	27 January 2016
110 Rev 1	5 February 2016
0854-(59)001	20 November 2015
100	20 November 2015
113	23 November 2015
104 REV 2	28 January 2016

Reason: To define the consent

02. Construction Operation Hours

All Construction/Demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 – 18:00Hrs on weekdays, 09.00 – 13:00Hrs on a Saturday and no Sunday or Bank Holiday working

Reason: - In the interests of the amenities of the occupiers of neighbouring residential properties.

03. Use of outdoor terrace

Food and drink shall not be consumed in the external seating area after 22:00. There shall be no music played in the external seating area, and no use of lighting likely to cause a nuisance to adjacent premises. Doors to the external area shall be fitted with a lobby and or self-closing devices to prevent the ingress of smoke and egress of noise. The sides of shelters used for smoking shall be maintained so as not to be enclosed or substantially enclosed.

Reason: - In the interests of the amenities of the occupiers of neighbouring properties and to ensure a satisfactory form of development.

04. Noise disturbance from vehicles servicing the premises

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00Hrs and 19:00Hrs

Reason: - In the interests of the amenities of the occupiers of neighbouring properties.

05. External materials

Notwithstanding the submitted information full details of the proposed external materials to be used in the construction of the new extensions shall be agreed in writing with the Local Planning Authority before that element of the works is commenced on site. The works shall be carried out in accordance with the agreed details.

Reason: - In the interests of the amenities of the listed building and surrounding area.

06. New windows and doors

Full details of any new external windows and doors to be installed at the property shall first be agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: - In the interests of the amenities of the listed building and surrounding area.

07. Lighting

Details of all new lighting at the building including internal lighting to the glazed atrium feature shall be agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: - In the interests of the amenities of the listed building and surrounding area.

08. Works to the terrace

Details of any proposed works to the external terrace including any works of hard landscaping shall first be agreed in writing with the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: - In the interests of the amenities of the Stockton Town centre Conservation area

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

Informative: Nesting Birds

Any roof works or works within the roof void should not take place in the bird nesting season from March to September

BACKGROUND

The application sites currently function as two separate planning units, the former Courtyard Hotel and public house which has been vacant for some time and now is in the ownership of Stockton Borough Council and the Georgian Theatre and independent music venue operated by Tees Music Alliance.

The Georgian Theatre is used as a live music venue; it falls within Class D2 of the Use Classes Order and is an assembly and leisure use.

The former Courtyard Hotel adjoins the Georgian Theatre and has been vacant since Stockton Council purchased the premises in 2013. It is a Class C1 use, since it was last in use as a hotel

Both buildings are grade II listed buildings and adjoin within Green Dragon Yard.

The Courtyard project is a target project for the Heritage Lottery funded, Townscape Heritage Initiative.

SITE AND SURROUNDINGS

The application site are the properties 39A High Street (the former Courtyard Hotel) and the adjoining Georgian Theatre, situated in Green Dragon yard. The buildings are accessed from the High Street via a pedestrian alley near Costa Coffee, which is at neighbouring 39 High Street, near a pawnbrokers which occupies the premises above the alley and near the adjacent Nationwide Building Society at 41 High Street, all of which directly front on to the High Street at the heart of the Stockton Town Centre Conservation Area. To the rear of the buildings is a rear service yard area.

The buildings can also be accessed from Finkle Street to the south via the Green Dragon Yard; via Wasp's Yard and Calvert's Lane to the east.

The Green Dragon area is a network of four small courtyards, Green Dragon Yard, Theatre Yard, Wasps Nest Yard and Hodgson's Yard located on the eastern side of Stockton High Street between Silver Street and Finkle Street. It includes the Green Dragon Studios, which is a music facility and recording studio operated by Tees Music Alliance. Nearby/neighbouring Calvin House is also operated by Tees Music Alliance. There are also a number of other buildings in the vicinity, used for residential and office purposes, as well as two public houses.

PROPOSAL

The application seeks planning permission for change of use of ground and first floors of the Courtyard Hotel to form bar and associated facilities for the Georgian Theatre. The works will enable the bar to be used independently from the Georgian. External alterations include new feature, glazed, entrance staircase to Green Dragon Yard, toilet extension to rear and installation of new windows and doors.

In broad terms, it is proposed to link the two buildings and operate them together productively as an arts and music venue, with a bar serving food and drink to its patrons.

The second, third floor and roof space above the Courtyard Hotel are not proposed to be converted under the current proposals. The existing outdoor terrace for the Courtyard will be retained and improved. A new separate artist's entrance to the Theatre is also proposed.

As both properties are Grade II listed buildings, Listed Building Consent is also sought for all internal and external alterations through accompanying application 15/2933/LBC.

CONSULTATIONS

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

Highways Transport And Environment

General Summary

Subject to the comments below the Highways, Transport & Environment Manager raises no objections.

Highways Comments

Green Dragon Yard is adopted highway; part of the proposed extension extends over the adopted highway which will therefore have to be stopped up via the Town and Country Planning Act.

Subject to the above there are no highway objections.

Built Environment Comments

The proposed improvements to the Courtyard Hotel seek to bring back into use an important building within the town centre. The proposed glazed atrium is of an appropriate scale and will provide an interesting architectural addition which will add to the character and story of the building's history going forward. The existing Yorkstone paving within the courtyard will need to be reinstated in consultation with the council's Urban Landscape team and it is recommended that the applicant considers incorporating Yorkstone paving to the atrium's internal floorspace to visually link the building's internal space with the external Green Dragon Courtyard public space.

Internal lighting will be key to ensure the building continues to be architecturally interesting at night. It is recommended that wall wash lighting is used to highlight the brickwork on the existing building façade which will be seen beyond the glazing.

There are no built environment objections.

Strategic Economic Growth Officer (Economic Growth & Development Services)

Proposals to change the use of the ground and first floors of the Courtyard Hotel to form a bar and associated facilities for the adjoining Georgian Theatre are welcomed by the Economic Growth team. The scheme itself will significantly enhance and modernise the building to the extent that it will bring vacant floorspace back into use thereby helping to drive footfall and vibrancy in a yard that has suffered decline over recent years. The proposed alterations to link the former hotel with the Georgian will enable TMA to operate in a more profitable and sustainable manner by creating the opportunity to share in toilet facilities and a larger bar which will also be available for use independently for events in the theatre. This in turn will facilitate a wider and more extensive programme of events to be planned. The proposed glazed atrium represents an integral part of the design which will only serve to improve the attractiveness of the building by providing a new feature that will assist in making the venue a destination in its own right. The scheme as proposed is unlikely to stymie future plans to refurbish and fill the upper floors within the former hotel and as such should be supported as an initial phase for redeveloping the building and breathing more life back into the wider area.

Tees Archaeology

The proposed extensions are unlikely to have a significant impact on archaeological deposits. This is a combination of the small scale of the extensions and previous disturbance in the area.

I therefore have no objections to the proposal and have no further comments to make.

Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the following conditions be advisory on the development should it be approved.

Construction/ Demolition Noise

I am concerned about the short-term environmental impact on the surrounding dwellings during construction/demolition, should the development be approved. My main concerns are potential noise, vibration and dust emissions from site operations and vehicles accessing the site. I would recommend working hours for all Construction/Demolition operations including delivery/removal of materials on/off site be restricted to 08:00 – 18:00Hrs on weekdays, 09:00 – 13:00Hrs on a Saturday and no Sunday or Bank Holiday working.

I have checked the documentation provided, and have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved

Beer Garden/ Smoking Area

Food and drink shall not be consumed in the external seating/ smoking area after 22:00. There shall be no music played in the external seating/smoking area, and no use of lighting likely to cause a nuisance to adjacent premises. Doors to the external area shall be fitted with a lobby and or self-closing devices to prevent the ingress of smoke and egress of noise. The sides of shelters used for smoking shall be maintained so as not to be enclosed or substantially enclosed.

Noise disturbance from vehicles servicing the premises

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00Hrs and 19:00Hrs.

Resources Valuation Section-No comments received

PUBLICITY

Neighbours were notified and no comments were received.

PLANNING POLICY

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 Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan. Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

National Planning Policy Framework

Paragraph 14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that

accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

NPPF Section 7. Requiring good design

Paragraph 56 outlines the Importance of design in the built environment as it is seen as being a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 then goes on to state that planning policies and decisions should aim to ensure that developments:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion

Paragraph 17

Development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 123.

Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason

Paragraph 128:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal

Local Planning Policy

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

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

8. Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Alteration Number One 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)

Saved Policy EN26 of the adopted Stockton on Tees Local Plan

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.

Saved Policy EN24 of the adopted Stockton on Tees Local Plan

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

Saved Policy EN28 of the adopted Stockton on Tees Local Plan

Development which is Likely to Detract from the setting of a Listed Building will not be permitted

Saved Policy EN 30 Archaeology

Sites which affect sites of archaeological interest will not be permitted unless:

- i) An investigation of the site has been undertaken;
- ii) An assessment has been made of the impact of the development upon the remains; and where appropriate
- iii) Provision has been made for preservation in situ

MATERIAL PLANNING CONSIDERATIONS

1. The main considerations of the application are the requirements of the development plan, the impact of the proposal on heritage assets including listed buildings, Stockton Town Centre Conservation Area and archaeology. The impact on the amenities of neighbouring properties, highway and car parking considerations and ecology.

Principle of development

2. The project is a partnership between Stockton Borough Council and Tees Music Alliance. Its aim is to improve and develop the cultural offer in Stockton Town Centre by adapting and improving two adjoining Listed Buildings, the former Courtyard Hotel and the Georgian Theatre to create an integrated entertainment venue, with a focus on live music. It is proposed to link the Georgian Theatre building; already operated by Tees Music Alliance with the adjoining Courtyard Hotel, recently acquired by Stockton Borough Council to create an integrated music and entertainment venue with bars and a restaurant.
3. The proposal is supported by the Economic Growth and Spatial Planning Team who have provided comments on the application stating that the proposal will help to drive footfall and vibrancy into the Green Dragon Yard Area
4. The site is within Stockton Town Centre, which is characterised by a wide variety of planning uses, the building conversion to form a single planning unit is considered to be entirely appropriate within its setting and is consistent with associated planning policy requirements.
5. It is not considered that the proposal would adversely impact on the vitality and viability of Stockton Town Centre and is in broad accordance with policy S6 of Alteration Number 1.

Impact on heritage assets /listed buildings

6. The application is accompanied by a thorough heritage statement in accordance with paragraph 128 of the NPPF. This examines in detail the historical evolution and significance of the buildings in relation to the Conservation Area which is extremely useful in considering the impact of the proposals on the significance of the heritage assets.
7. The Georgian Theatre is gabled with pantiled roof and approached at the south end from a cobbled passage. There is a lean-to structure at the southern end, facing Green Dragon Yard which is relatively modern, dating from the 1980's. The theatre was built in 1564 as a tithe barn; it was converted from a tithe barn as a base for a touring theatre company, in 1766. Latterly it was a music hall, confectionary works and Salvation Army hall. The building was restored and reopened by Stockton Borough Council in 1980.
8. The courtyard is listed with its neighbour number 39 High Street and is a Mid C18 property. The buildings at no. 39A have been constructed in two phases, as may be seen from the change in roof height and the irregular window detailing on the element to the east and the building was most likely constructed originally as warehousing.

Internally the proposed accommodation is as follows:

Ground Floor Accommodation excluding access, stairs, lifts etc. comprises:

- Bar and dining area;
- Beer cellar above ground;
- Draught lobby;
- Foyer
- Box office;
- Disabled WC;
- Male and female WC's;
- Theatre and stage;
- Sound desk;
- Unisex WC's
- Store

First floor accommodation comprises:

- Staff WC;
- Commercial kitchen;
- Bar and dining area
- Foyer;
- Male and female WC's
- Disabled WC;
- Balcony/overspill area
- Lights/projector area;
- Artists "Green Room

9. To facilitate the amalgamation works various internal alterations are proposed to the buildings. Notably a link at ground floor between the existing Georgian Theatre into a new

foyer area within the Courtyard. The historic fabric of the Georgian Theatre is significant whereas the Courtyard is a much later building which has been subject to numerous internal alterations. Limited works are proposed within the Georgian itself with the majority of works related to modern areas within the theatre. None of the internal works are considered to adversely impact on the historic significance of the listed buildings and are considered to be acceptable.

10. The works as proposed introduce two new build substantial elements to the Courtyard building, a glazed entrance atrium and a rear lift shaft which are discussed in turn:

Rear Extension

11. This proposes to modify the current single storey monopitch bottle store extension which is an existing modern addition and replace it with a flat roof, which is slightly higher than the original so that it may accommodate new WC's on two separate floors internally. The roof will be used to house mechanical ventilation equipment, accessed via a new door in place of an existing window, which will be removed and the opening made good.
12. The rear extension being located in a discreet courtyard which is not readily viewable from Silver Street is not considered to adversely impact on the character or setting of the listed building.

Glazed entrance atrium

13. The main alteration to the front facade of the former Courtyard Hotel is a glass and steel structure to enclose a new external staircase. This is positioned in the space currently occupied by a 1980's front extension. Although the proposed new structure is higher, it is a freestanding structure of a suitable height and the structure is considered proportionate to the front façade. The atrium will house a new stairwell, staircase and entrance foyer is a modern structure with an industrial appearance. It will be constructed from curtain walling with two opposing mono pitched roofs. The atrium will facilitate connection between the ground, first and second floors of the former Courtyard Hotel building and form the principle entrance to both buildings when they are combined into a single planning unit. The atrium will be a focal entrance for the newly created development and subject to suitable lighting and materials it is considered to be a positive addition to the buildings which will add interest.
14. There are currently five Georgian windows at ground floor of the Courtyard , two of which are currently blacked out internally, together with a door adjacent to no 39 High Street i.e. six openings in total. It is proposed to convert one of these windows to a door to allow access from the terrace into the proposed bar area. The style and design of the door as proposed is considered to be acceptable. The existing windows are all modern replacements from when substantial conversion works were undertaken to the building in the 1980's and it is not considered that it would adversely impact on the character of the building.
15. The proposed works of extension and internal alterations to the listed buildings are considered to be acceptable and are not considered to adversely impact on the character, appearance or significance of the listed building and the works are considered to accord with saved policy EN26.

Impact on character of the conservation area /character and appearance

16. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, describes conservation areas as "...areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".
17. The Stockton Town Centre Conservation Area was designated originally in 1974 and a mixed used central area, the Conservation Area is characterised by its wide central High Street nearly a kilometre long and up to 70 metres wide. The Conservation Area was designated because of its historic significance and attractive 18th century medieval market town character, which is focused on the original High Street of Stockton and surrounding streets and yards running at right angles from the main axis of the High Street. The original burgage plots extend at right angles back from the High Street and are still visible in the layout of the town, in particular on the South West side of the High Street. A number of traditional yards still survive further highlighting this traditional building pattern.
18. The proposed external works are considered to be acceptable and will not have an adverse impact on the character of the host buildings, the wider amenities of the area or the significance of the Conservation Area. As set out above the addition of the glazed atrium is considered to act as a focal feature to the building group to highlight the uses within and create a destination use within the Green Dragon Yard area.
19. The application is therefore considered to accord with saved policy EN24 of the Stockton-On-Tees Local Plan.

Archaeology

20. Tees Archaeology were consulted on the application and comment that the proposed extensions are unlikely to have a significant impact on archaeological deposits due to a combination of the small scale of the extensions and previous disturbance in the area. They therefore raise no objections to the application.
21. It is therefore considered that the application is acceptable in regards to the impact on archaeology and the application is considered to accord with saved policy EN30.

Impact on amenities of neighbours

22. There are a number of residential flats in the vicinity of the properties notably at Green Dragon Courtyard, Green Dragon Lane and Green Dragon House and to the rear at Wasps Nest Yard. The use of the Courtyard already exists as a bar and hotel as does the Georgian theatre use.
23. The proposed atrium is intended to allow easier amalgamation of the buildings without impacting on the interior fabric of the listed buildings. Whilst it will be a new architectural feature in the yard, it is not considered that its introduction would adversely impact on the amenities of neighbours in regards to privacy or amenity due to the proposed use of the features as an access stairwell and also due to the existing orientation of the buildings.
24. A new acoustic partition and ceiling will be provided to separate the auditorium and staircase / artists entrance. The new entrance lobby in the position of the former ground floor WC and staircase will act as an effective space to attenuate noise breakout from the theatre and the scheme has been designed to appropriately attenuate against noise leakage from the premises. The Environmental Health Unit raises no objections to the application subject to controlling conditions in respect of the outdoor terrace, construction hours and delivery operations.

25. It is not considered that the extension to the rear will impact on any neighbouring properties in terms of privacy or amenity due to the existing building orientation and separation distances in place.
26. The connection of the buildings and the re-use of the courtyard will inevitably create increased activity and use of the building however this is a central town centre location which is surrounded by existing public houses and leisure uses; consequently a degree of noise and nuisance is to be expected in such locations. It is not considered that the works proposed through the application raises any amenity issues in regards to noise and nuisance to neighbouring properties over and above the existing situation, therefore the application is considered to be acceptable in regards to the impact on neighbouring properties.
27. Additionally the facilities will be subject to separate licensing control.

Car Parking and highway considerations

28. The Highways Transport and Environment Manager has provided comments on the application and raises no objections. He notes that Green Dragon Yard is adopted highway and part of the proposed extension extends over the adopted highway which will therefore have to be stopped up.
29. The application site is in Stockton Town Centre which is well served by public transport facilities and public car parking. The proposal relates to existing facilities both of which have no incurtilage car parking provision. It is therefore not considered that the proposal will exacerbate any existing demands for car parking
30. Subject to stopping up of the area of affected highway, the application is considered to be acceptable in regards to highway and car parking considerations.

Ecology

31. The application is accompanied by an ecology and habitat species report. The results of the survey found that the risk of bat presence was assessed as being negligible. However, any roof works or works within the roof void should not take place in the bird nesting season from March to September. Subject to an informative in respect of the above it is considered that the application is acceptable in regards to the impacts on ecology.

Waste storage

32. Waste will be generated from the operation of the kitchen, bars and general operation of the use. It is proposed to store the waste in a Council maintained waste container to the side of Green Dragon Studios
33. It is therefore considered that an appropriate means of waste storage can be provided for the development and the application is acceptable in this respect.

CONCLUSION

34. The application is considered to be acceptable in that it will not adversely impact on the vitality or viability of Stockton Town Centre or adversely impact on the amenities of the conservation area, neighbouring residents. Additionally the proposal is considered to be acceptable in regards to heritage assets and archaeology, highway safety and ecology.

35. It is recommended that the application be Approved with Conditions for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre

Ward Councillor(s) Councillor P Kirton

Ward Councillor(s) Councillor Di Hewitt

IMPLICATIONS

Financial Implications: Townscape Heritage Initiative grant funding

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

Stockton on Tees Local Plan Adopted 1997

Alteration Number 1 to the Adopted Local Plan – 2006

Core Strategy – 2010

Emerging

Regeneration and Environment Local Plan – Publication February 2015.

Supplementary Planning Documents

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

