

DELEGATED

**AGENDA ITEM NO 5
PLANNING COMMITTEE
15 June 2016
REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

15/2978/FUL

**66B Leven Road, Norton, Stockton-On-Tees
Change of use of vacant shop unit to hot food takeaway
Expiry Date 26 May 2016**

UPDATE REPORT

Since the original report it has been noted that Policy S17 was omitted from the report and details regarding the flue have been added for clarification.

Policy S17 states:

Planning permission will only be granted for a change of use that would result in the loss of a shop within a village or other location outside the Centres listed in Policy S1, where it can be demonstrated that: -

- i) local need for the facility no longer exists, **or**
- ii) the facility is no longer economically viable, **or**
- iii) appropriate alternative facilities exist within reasonable walking distance for residents who live within the pedestrian catchment area of the existing shop.

The supporting text in the policy states that Local and village shops provide an important service to residents by providing a range of convenience goods and the availability of shops to meet local needs is particularly important for those without transport and for those with mobility problems who are unable to make journeys to larger Centres or food stores to meet their everyday needs. Minimising the need to travel and protecting viable shop units are the principal aims of this policy.

The application site is located just 250 metres from the defined retail centre of Norton which provides a whole range of services to this catchment area and beyond; and considering this distance and the presence of the adjacent retail store providing convenience goods it is considered that the loss of this retail unit would not be contrary to the aims of the policy.

Impact on neighbours

In relation to the flue; whilst it has been identified that there would be no impact on the character of the area it should be noted that the flue will be encased in a fibreglass stack clad in brick slips to match the existing. This will give the appearance of a chimney stack which will not have an adverse impact on the visual amenities of the neighbours when the site is viewed from the garden areas.

CONCLUSION AND RECOMMENDATION

It is considered that the details within this update report do not alter the recommendation made within the main report.