

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

31st July 2019

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

19/1109/FUL

89-92 High Street, Stockton-On-Tees

Demolition of existing GLAM night club and Post Office buildings. Creation of new car park and pocket park

Expiry Date 1st August 2019

SUMMARY

Town Centres nationally face an unprecedented threat with changing retail habits leaving them with an unsustainable reliance on traditional retail and an over provision of retail floor space. Whilst the many initiatives and investment from the Council and its partners across the Borough's Town Centres has meant that the impact of these drastic changes had been offset in part, there remains a need for radical intervention if they are to thrive in the future.

The future of Stockton Town Centre relies on a fundamental repurposing and reshaping programme. There are emerging opportunities for the Council to make strategic acquisitions of commercial and retail property which would enable further control. The former Glam nightclub and Post Office buildings are such acquisitions now in the control of Stockton Borough Council. These buildings offer significant floor space and bring with them substantial financial obligations in respect of upkeep and business rates.

Due to the poor architectural interest of the buildings and long standing vacancies, these buildings are no longer considered necessary for retention. It is intended to demolish the buildings and create an interim solution in respect of a proposed pocket park and surface level car park.

There are no objections to the application, the proposals are considered to be acceptable in respect of the impacts on the character and appearance of the area; the Stockton Town Centre Conservation Area and wider aspirations for regeneration of the town centre; the amenities of neighbouring properties; archaeology and highway implications and is recommended for approval with condition.

RECOMMENDATION

That planning application 19/1109/FUL 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);**

Plan Reference Number	Date on Plan
TS10365-100-001 A	28 May 2019
TS10365-100-004 A	28 May 2019
TS10365-100-002 A	16 May 2019

Reason: To define the consent.

02. Construction Management Plan

Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials including any restrictions on delivery times;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding and facilities for public viewing,
- (vi) measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- (vii) measures to control and monitor the emission of dust and dirt during construction;
- (viii) a Site Waste Management Plan;
- (ix) details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- (x) measures to protect existing footpaths and verges; and
- (xi) a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason:- In the interests of highway safety and amenities of the area

03. Landscaping Hardworks

Construction of the car park and park areas hereby approved shall not commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

04. Street Furniture

Prior to the commencement of the car park and park areas hereby approved, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is brought into use.

Reason: In the interests of the visual amenity of the locality.

05. Scheme for Illumination

Prior to the commencement of development of the car park and park area hereby approved full details of the method of any external LED illumination:

- (i) Siting;
- (ii) Angle of alignment;
- (iii) Light colour; and
- (iv) Luminance.

of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority. The lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenity of

- (v) Adjoining residents; and
- (vi) Highway Safety; and
- (vii) Protection of sensitive wildlife habitats.

06. Landscaping Softworks

Prior to the commencement of development of the car park and park hereby approved full details of all Soft Landscaping proposed shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) or prior to the occupation of any part of the development;

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

07. Maintenance Softworks

Prior to the commencement of development of the car park and park hereby approved full details of a proposed soft landscape management shall be submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning

Authority and implemented in accordance with the approved plan prior to the occupation of the:

- (i) Development;**
- (ii) or approved phases.**

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

- 08. Recording of a heritage asset through a programme of archaeological works**
No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- 1. The programme and methodology of site investigation and recording**
 - 2. The programme for post investigation assessment**
 - 3. Provision to be made for analysis of the site investigation and recording**
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation**
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).**
C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:- the site is of potential archaeological interest

- Boundary treatments;**
- 09. Notwithstanding the submitted details, full details of the proposed methods of boundary treatment/means of enclosure to surround the car park and public park hereby approved shall be submitted to and approved in writing with the local planning authority before the approved scheme is brought into use. The agreed measures shall be retained for the life of the development unless otherwise agreed.**

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.

SITE AND SURROUNDINGS

1. The site is currently occupied by the former GLAM Nightclub and Stockton Town Centre Post Office both premises are now vacant. The site is located within the Stockton Town Centre Conservation Area. The site is bordered with Stockton High Street to the east, West Row to the west, 93 High Street to the North and 86-88 High Street to the south.
2. The GLAM Nightclub building is three storey building complete with basement. The building has brick and sheet metal cladded facades with a flat roof set at various different levels. There are a number of fire exits which exit at various parts of the building.
3. The Post Office building comprises of three storeys complete with basement. The building is a mixture of brickwork with a largely glazed frontage. The Post Office previously connected to the sorting office to the rear of the building however this is now privately owned and has been converted into a karaoke bar.

PROPOSAL

4. The application seeks planning permission for the demolition of the existing vacant former Glam nightclub and Post Office buildings at 89-92 High Street, Stockton. Following demolition of the buildings, it is proposed to provide an area of temporary public realm as an extension to the high street in form of a pocket park, and 30 short stay car parking spaces to extend the existing provision of parking on West Row.
5. It is proposed to construct the car park from tarmac and an appropriate granular sub base suitable for the ground conditions. The car park surface will mirror the existing surface of Corporation Hall car park. A positive drainage system will be installed with a positive outlet to the local highway drainage system.
6. The proposed access and egress to the car park will be via West Row. Appropriate signs will be provided as part of the development to direct motorists.
7. The pedestrian access to the new car park will be from Stockton High Street or West Row. The pocket park design will seek to provide a complimentary flexible space as part of a wider series of public spaces within the town centre. It is intended that materials and street furniture will complement the existing High Street palette of materials.

CONSULTATIONS

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

Councillors- No comments received

Highways Transport & Design Manager

General Summary

Subject to the comments and conditions detailed below the Highways, Transport and Design Manager has no objection to the proposed demolition of existing GLAM night club and Post Office buildings and creation of new car park and pocket park.

Highways Comments

There are no highways objections to the proposals however, full details of the layout of proposed car park should be secured by condition and this information should be submitted and agreed prior to commencing works on this element of the proposals.

A Construction Management Plan should be agreed prior to construction commencing on the site and this should be secured by condition to ensure the impact on the highway is minimised during the construction phase.

Landscape & Visual Comments

There are no landscape and visual objections to the demolition of these buildings on the High Street, and their subsequent replacement with a small pocket park and car park. It is considered that this proposal will remove unsightly buildings from the High Street and replace them with useable spaces which will contribute to the public realm of the High Street.

Conditions should be applied to any permission to ensure that full details of the proposals are agreed prior to commencement of the scheme. These are outlined in the informative section below.

Informative

Construction Management Plan
Landscaping Hardworks
Street Furniture
Scheme for Illumination
Landscaping Softworks
Maintenance Softworks

Environmental Health Unit

I have checked the documentation provided, have found no grounds for objection in principle to the development. The area concerned consists of mixed commercial and residential premises. In order to minimize the short term impact upon these premises, I would recommend the following conditions are imposed;

Demolition and Dust Emissions
Construction/ Demolition Noise

Tees Archaeology

The proposed development is on Stockton High Street in the core of the medieval town and there is a high probability of intact medieval deposits being present over the development area.

It is not possible to carry out pre-determination evaluation of the site due to the whole development area being covered by buildings. I would therefore advise a full archaeological condition on the development so that range of archaeological work can be developed as more details emerge of the scheme.

I therefore recommend the following planning condition be applied to the development:-

Recording of a heritage asset through a programme of archaeological works

A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

This condition is derived from a model recommended to the Planning Inspectorate by the Association of Local Government Archaeology Officers.

SBC Care For Your Area, SBC Community Protection Department, SBC Sports Development Manager, Land & Property Services, SBC Public Rights Of Way Officer- No comments received

PUBLICITY

9. Neighbours were notified and no comments were received

PLANNING POLICY

10. 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 Stockton on Tees Borough Council Local Plan 2019.
11. Section 143 of the Localism Act came into force on the 15 January 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 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

12. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
13. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11) which for decision making means;
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. 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.

Local Planning Policy

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,

- Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;

g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and

h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.

3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Eggescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm

d. Listed Buildings

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.

m) Encouraging the reduction, reuse and recycling of waste, and the use of locally sourced materials.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:

- a. Directing development in accordance with Policies SD3 and SD4.
- b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.
- c. Supporting sustainable water management within development proposals.
- d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.

3. Conserve and enhance the historic environment through a variety of methods including:

- a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.
- d. Supporting proposals which positively respond to and enhance heritage assets.

4. Priorities for interventions to conserve and enhance the historic environment include the conservation areas of Stockton and Yarm, assets associated with the route of the Stockton & Darlington railway of 1825, the branch line to Yarm and associated structures, and assets identified as being at risk. These assets, along with Preston Park, are also the priorities for celebrating the historic environment.

Policy SD7- Infrastructure Delivery and Viability

1. The Council will ensure appropriate infrastructure is delivered when it is required so it can support new development. Where appropriate and through a range of means, the Council will seek to improve any deficiencies in the current level of infrastructure provision

Policy TI2 – Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

- a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
- b. Work with partners to ensure existing deficiencies are addressed; and
- c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.

Economic Growth Policy 1 (EG1) - General Development Sites

4. The following sites within Stockton Town Centre are allocated for an appropriate mix of main town centre uses and or residential development:

- a. Land to the rear of 90 to 101a High Street, Stockton.
- b. Southern Gateway, Stockton.

MATERIAL PLANNING CONSIDERATIONS

15. The main considerations of the application are the principle of the development, the requirements of the development plan, the impacts on the amenities of the area including neighbouring properties, the impact on heritage assets, highways impacts and any environmental implications.

Principle of development/Impact on heritage assets

16. The site is located within the town centre of Stockton. Policy EG1(4) of the adopted Local Plan (2019) identifies the site at land to the rear of 90- 101a High Street as allocated for an appropriate mix of main town centre uses and residential development. The associated Local Plan policies map includes the application sites.
17. The town centre has a significant area of floor space with a number of long term vacant units within it. A number of these are buildings of low quality and poor architectural merit which do not contribute or add to the significance of the town centre conservation area.
18. The redevelopment of the site is therefore considered to be acceptable in principle and the proposal is considered to be in accordance with the aims of policy EG1(4) subject to detailed considerations set out in turn.

Impact on heritage assets/ Character and appearance

19. The NPPF and the adopted Local Plan encourage high standards of design with Local Plan Policies SD3 and SD8 setting out that new developments should be appropriate to the context of the surrounding area. The site lies within the Stockton Town centre conservation area boundary and additionally policies SD5 and HE2 seek to conserve and enhance the historic environment. Additionally the NPPF requires that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation.
20. Whilst the application proposes demolition of two large buildings on a key frontage within the High Street. The buildings are of little architectural merit and of no historic interest. The existing buildings follow the established building line of the High Street, however are in themselves architecturally uninteresting and boxy in design.
21. The loss of these whilst creating a resulting gap site within the existing building line is not considered to harm the character appearance or significance of the conservation area.
22. Whilst the car park and public park would be an interim solution for the site it would provide a use compatible with the existing commercial centre and would not leave a vacant site.
23. Whilst the existing plans for the park and car park are indicative they do demonstrate that a development of the scale and form can be accommodated on site. The proposed car park and park, whilst conceptive at this stage will provide an area of quality public open space which will allow active reuse of the site and an immediate visual benefit to the surrounding area and neighbouring buildings.
24. The Councils Landscape team have provided comments on the application. With the Highways Transport and Design Manager advising that there are no landscape and visual objections to the demolition of the buildings and their subsequent replacement with a small pocket park and car park. It is considered that this proposal will remove unsightly buildings from the High Street and replace them with useable spaces which will contribute to the public realm of the High Street. He requests that conditions should be applied to any forthcoming permission.
25. It is considered that full details of proposed landscaping including hard and soft landscaping can be secured by condition. Additionally the resulting boundaries' and the visual impacts following removal of the buildings can be controlled via condition to ensure an appropriate high quality finish in keeping with the character of the conservation area.
26. It is considered that subject to appropriate conditions the application is acceptable in respect of landscape impacts and the impacts on the character and appearance of the conservation area and is considered to accord with policies SD5, SD8 and HE2.

Impact on neighbouring properties

27. The application site is located in an existing commercial centre where there are a mix of uses in close proximity.
28. There are a number of neighbouring properties and boundaries which adjoin the existing site. Party wall issues will be fully considered through the demolition and new construction and are not a planning issue.
29. The removal of these large buildings will improve the outlook of a number of adjacent buildings creating additionally car parking and public space in close vicinity may also help to create increased footfall to neighbouring business uses.
30. Environmental health recommend conditions in respect of hours of construction and a scheme to control dust emissions to mitigate the impacts on amenities. Such conditions can be duly applied to any forthcoming planning approval.
31. It is therefore not considered that the proposed new use would adversely impact on the amenities of neighbouring properties.

Highways implications

32. The Highways Transport and Design Manager has considered the application and provided comments. There are no highways objections to the proposals however, the Highways Transport and Design Manager requires full details of the layout of proposed car park should be secured by condition and this information should be submitted and agree prior to commencing works on this element of the proposals.
33. A Construction Management Plan should be agreed prior to construction commencing on the site and this should be secured by condition to ensure the impact on the highway is minimised during the construction phase.
34. Subject to conditions in respect of the above the highways implications of the development are considered to be acceptable.

Archaeology

35. Tees Archaeology have provided comments on the application advising that the proposed development is on Stockton High Street in the core of the medieval town and there is a high probability of intact medieval deposits being present over the development area.
36. It is not possible to carry out pre-determination evaluation of the site due to the whole development area being covered by buildings. They therefore advise a full archaeological condition on the development so that range of archaeological work can be developed as more details emerge of the scheme. Subject to a controlling archaeological condition it is therefore considered that the application can meet the requirements of policy HE2 and the NPPF in respect of archaeology.

CONCLUSION

37. The demolition of the former GLAM Nightclub and Post Office will facilitate environmental and visual improvements at the southern end of the High Street through the removal of poor quality, unused, long term vacant properties. The redevelopment of the site for temporary parking and open space/pocket park in the short term will improve appearance of the southern end of the High Street and bring space which is currently unused, back into meaningful use to support the function of the wider town centre.

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

Director of Economic Growth and Development
Contact Officer Fiona Bage Telephone No 01642 526271

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre
Ward Councillor(s) Councillor Paul Kirton
Ward Councillor(s) Councillor Pauline Beall

IMPLICATIONS

Financial 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

Stockton-on-Tees Local Plan (2019)

Supplementary Planning Documents

SPD1 – Sustainable Design Guide
SPD4 – Conservation and Historic Environment Folder