

DELEGATED

AGENDA NO 5 & 6

PLANNING COMMITTEE

27 OCTOBER 2021

REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES

21/0650/FUL and 21/0651/LBC

123 High Street, Yarm

Application for change of use of part of ground floor from Residential (C3) to Retail (E) to include alterations to existing dwelling and outbuildings to create ancillary residential accommodation. Conversion of rear outbuilding to residential annexe to include first floor elevated terrace. Listed building consent to facilitate the works.

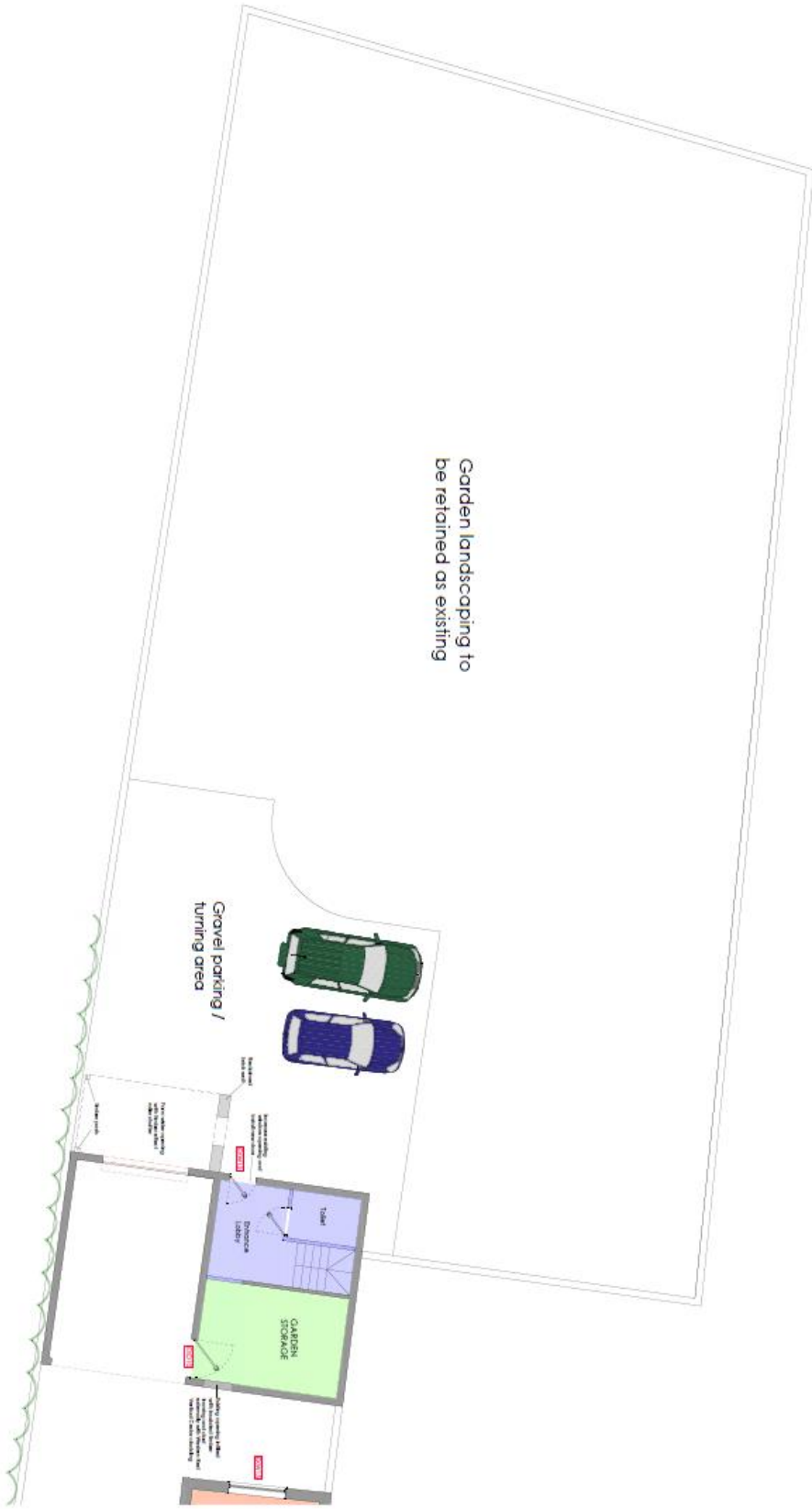
Following publication of the Agenda a revised plan has been received which relates to the Garden. All reference to works to the existing boundary treatment have been removed and no longer form part of the consideration of this application. Consequently, the approved plan condition has been updated.

01 Approved Plans

The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date Received
L018123 - 009 REV B	08 March 2021
L018123-001 REV A	23 March 2021
L018123-019 REV A	23 March 2021
L018123 - 016 Rev D	1 July 2021
L018123 - 010 Rev D	1 July 2021
L018123 - 015 Rev B	1 July 2021
L018123 - 017 Rev E	1 July 2021
L018123 - 020 Rev B	1 July 2021
L018123 - 018 Rev D	18 October 2021

Reason: To define the consent.



DIRECTOR OF FINANCE, DEVELOPMENT AND BUSINESS SERVICES
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Yarm
Ward Councillor	Councillor Julia Whitehill
Ward Councillor	Councillor Andrew Sherris
Ward Councillor	Councillor Dan Fagan

IMPLICATIONS

Financial Implications:

N/A

Environmental Implications:

N/A

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

Supplementary Planning Guidance Notes

Householder Extensions

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

SPD7 - Shop Front and Advertisement Design Guide