



YARM TOWN COUNCIL

Town Hall

High Street

Yarm

TS15 9AH

TEL: 07399 576254

E MAIL: townclerk@yarmtc.org

Website: www.yarmtc.org

19th April 2021

FAO:

Fiona Bage
Stockton Borough Council
Church Road
Stockton-on-Tees
TS18 1LD

**REQUEST FOR FURTHER INFORMATION &
EXTENDED DEADLINE TO COMMENT**

Ref: 21/0651/LBC

123, High St Yarm (TS15 9BB) - listed building consent for change of use & alteration

(submission under the Town and Country Planning Act 1990)

Proposal: Listed building consent to facilitate change of use of ground floor from residential to retail to include associated internal and external alterations.

Location: 123, High Street Yarm, TS15 9BB

Applicant: Mr. and Mrs. Fox.

For the Attention of Stockton Borough Council Planning Committee.

On 13th April 2021, Yarm Town Council agreed that not enough information had been provided to properly comment on this application which they regard as important given the requested change of use from residential to retail, expansion of facility as such in close proximity to residential properties and the impact of this upon a listed building that is highly visible within the High Street heritage aesthetic.

In order to consider this important application properly, Yarm Town Council voted to:

- a) request further and comprehensive information regarding this proposal;
- b) in order to consider additional information and this proposal in full, request an extension of the deadline to **12th May 2021** (next Town Council meeting being 11th May).

In relation to our request for further information, Yarm Town Council would particularly like to hear more as regards the headings below.

1. Scope of the Development

The initial information refers to a brewery and seating area being created at the back of the property. Further information is required as to the physical size of these elements and the nature of the associated structures and processes to be contained there-in (use of, noise, odour, chemicals, materials, manufacturing processes etc. ?)

2. Clarity on Proposed Usage re Scope of Development

The initial information provided regarding this development referred to the seating area purpose as "this is for future outside events". This raises a number of questions including:

- a) what is being defined as an 'event', what type of event ?
- b) how many people will these events cater for?
- c) which days, at what times and how frequently will events be held ?
- d) is a license for the sale of alcohol going to be applied for?

3. Impact of the Scope of the Development

Given a) - d) above, what is seen to be the potential impact upon the neighbouring residential and other properties and what is intended to be done to mitigate any potential negative impact ?

4. Access

It is understood that there is to be a proposed cottage within the development plans. How will access to this and other parts of the proposal be achieved ?

Yarm Town Council would not like these to be taken as our full and final comments on the proposal for 123 High Street TS15 9BB, but instead we look forward to receiving fuller information and extended time within which to comment.

We note that the Planning Portal is currently undergoing maintenance.

If you have any queries regarding the above, do not hesitate to contact me.

kindest regards

Juliet Johnson - 07399 576254

YARM TOWN CLERK