

Public Document Pack

Date of meeting Tuesday, 11th October, 2016
Time 7.00 pm
Venue Council Chamber, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Geoff Durham

Planning Committee

SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 7A Application for Minor Development - The Coppice School, (Pages 3 - 4)
Abbots Way, Westlands. Shaw Education Trust. 16/00626/FUL
- 8A Application for Minor Development - McDonald's Dimsdale (Pages 5 - 6)
Parade West, Newcastle. McDonald's Restaurants Ltd.
16/00726/FUL
- 9A Application for Other Development - Former Knutton Recreation (Pages 7 - 8)
Centre, High Street, Knutton, Newcastle. Newcastle Borough
Council. 16/00804/DEM

Members: Councillors Burgess, Fear, S Hambleton, Heesom, Mancey, Northcott,
Owen, Panter, Pickup (Vice-Chair), Proctor (Chair), Reddish, Simpson,
Sweeney, Turner, G Williams and J Williams

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

11th October 2016

Agenda item 7

Application ref. 16/00626/FUL

The Coppice School, Abbots Way, Newcastle

Since the preparation of the main agenda report revised plans have been received lowering the overall height of the sports hall extension by around 0.6 metres to a maximum height of 8.2 metres. The external facing materials proposed for the extension have also been modified with the dark grey cladding replaced by a light grey cladding.

The applicant has also submitted further detailed information to the Authority and to Sport England regarding the function of existing and proposed sports spaces available to pupils of the school.

The applicant makes the following points:-

- The Coppice Academy is a 100 place Special Educational Needs school offering education from age 12 - 18. In 2015 a basic needs assessment was undertaken, the assessment concluded that the school accommodation is approximately 40% smaller than the current standard requirements. Funding for the construction of additional accommodation has been awarded to this school as a result. Basic accommodation requirements have been identified and the layout of the existing site interrogated to determine the most appropriate proposal to accommodate the required facilities:-
 1. Sports Hall
 2. Music classrooms
 3. Small group rooms
 4. Standard size ICT classroom
 5. Associated ancillary support spacesThe proposed extensions allow the greatest operational benefits to the school, maximising use and accessibility.
- The existing playing field is currently used by the school for the following activities (weather permitting): athletics (using a non-standard size 4/6 lane running track); football; softball; rounders; tag rugby and orienteering.
- The school also have use of hard play courts on site which can accommodate: basketball; 5-a-side; volley ball; quick cricket; netball; and field hockey.
- The remaining playing field provision post building the extension will continue to accommodate all of the above and it can be laid out formally to provide: a 7 v 7 mini soccer pitch (55m x 43m); two. 5 v 5 mini soccer pitches (43m x 33m); a non-standard running track (4 lane, 40m straight, 15m radius) (smaller radius than existing but longer straight); as well as the existing full size football pitch (measuring around 80m x 40m).
- The number of extra sports activities the school could provide within the sports hall during the school day and throughout the year far outweighs the marginal loss of playing field of which use and purpose is dependent on the weather.
- Often the playing fields are used informally by small groups due to the range in ability of the pupils across different age groups. Using the playing field for two smaller pitches is just as valuable to the school as its use as a single larger pitch, the fields are used in this way already.
- External play equipment is currently stored in the garage at the far end of the car park, at the northern boundary of the site. The proposed sports hall design includes an external store adjacent to the playing fields. The benefit of this proximity means pupils can be involved in collecting and setting up equipment and will contribute to longer lesson times.
- The school believes the new sports hall will enable them to deliver a specialist curriculum that best supports their student's needs.

In addition a further consultation response from **Sport England** has now been received confirming that they no longer have any objections.

Your Officer's comments

The changes to the plans submitted are working amendments to address local objections. The reduction in the height of the sports hall proposed is considered to be positive alterations in view of addressing residents' concerns. Whilst your officer view was that the use of a dark, recessive grey was appropriate and acceptable there are no objections to the use of lighter grey coloured panelling for the external walls

Given that Sport England no longer objects to the loss of playing field and the proposal in general there is no longer a requirement to consult the Secretary of State. The Council can issue a decision if minded to permit.

REVISED RECOMMENDATION:-

PERMIT the application, subject to conditions relating to the following:-

- 1. Approved drawings.**
- 2. Time Limit.**
- 3. Prior approval of all external facing materials.**
- 4. Prior approval and implementation of a Construction Method Statement.**
- 5. The works are completed in accordance with the arboricultural information required which shall include the wider drainage installation works.**
- 6. The prior approval and implementation of an Arboricultural Method Statement.**
- 7. Trees shown as retained shall be retained and protected throughout the construction period.**
- 8. Prior approval of details of mechanical ventilation.**
- 9. That no community use is granted (for the avoidance of any doubt).**

FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

11TH October 2016

Agenda item 8

Application ref. 16/00726/FUL

McDonalds Restaurant, Dimsdale Parade West

Since the preparation of the main agenda report a further representation has been received raising objections to the revised opening hours. The objections raised relate to noise and disturbance and the increased impact on neighbouring residential amenity levels from the operations of the premises.

Your Officer's comments

The further letter of objection raises the same issues as the other objection letter received on the application. These matters have been reported and considered in the main agenda report.

The RECOMMENDATION remains as per the main agenda report

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FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

11TH October 2016

Agenda item 9

Application ref. 16/00804/DEM

Former Knutton Recreation Centre, High Street, Knutton

Since the preparation of the main agenda report the views of the **Environmental Health Division** (EHD) have been received. No objections are raised, but conditions are recommended to restrict the demolition times and the management of dust.

In response to comments of EHD the applicant has provided a Demolition Environmental Plan which includes a Method Statement. Within the Plan the working hours are set out in accordance with those requested by EHD and it also includes a dust and noise reduction strategy.

Your Officer's comments

It is unclear from the relevant legislation that the LPA has the ability to impose conditions on any decision to grant prior approval. The legislation does, however, clearly state that whether prior approval is required or not the demolition must be carried out in accordance with the details approved. In light of such details now forming part of the submission they will be approved if the recommendation is accepted which will ensure that the requirements of the EHD are met, subject to EHD confirming that is the case.

The RECOMMENDATION remains as per the main agenda report

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