

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
5th January 2016

Agenda item 14

Application ref. 15/01077/FUL

Former St Giles and St Georges Primary School, Barracks Road, Newcastle

Since the preparation of the main agenda report a further 15 representations have been received, one of which is on behalf of the **Watlands Park Residents Association**, objecting to the proposal and raising concerns relating to the following:

- Further loss of a historical building by the Borough Council.
- Loss of one of the few architecturally interesting Victorian school buildings remaining.
- Lack of public consultation.
- Lack of information as to what will replace the former school. The demolition proposal should not be considered before consideration of the proposed replacement building.
- The façade of the building could be kept if it is accepted that the building may not be suitable for the new use.

Some of the representations raise concerns about the scale and appearance of the building to replace the former school on this site. Such concerns are not relevant to the determination of this application.

The **Environmental Health Division** have made comments on this application suggesting a number of conditions covering matters such as hours of demolition, the submission, approval and implementation of an Environmental Management Plan/Method Statement, steps to be taken to prevent mud and debris getting onto the Highway, dust mitigation measures, etc..

Your officer's comments

The further comments received are similar to those reported and addressed within the main agenda report.

Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that the local planning authority shall have special regard to the desirability of preserving a building or its setting or any features of special architectural or historic interests which it possesses. Reference is made to the development's impact on the setting of the listed Queen Victoria statue located within Queens Gardens within the report but the report does not clearly assess this. Reference is also made to the Listed building at No.31 Ironmarket. For the avoidance of any doubt it is confirmed that it is considered that the demolition of the building would not adversely affect either the setting of the listed statue or that of the listed building at No.31.

The RECOMMENDATION remains as set out in the main agenda, but additional conditions as suggested by the Environmental Health Division are considered appropriate, with the exception of that which refers to piling operations which does not appear to be required in relation to an approval of demolition works