

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 and the publication of a supplementary report on 23rd December 2015 a further 4 representations have been received, objecting to demolition of the former school. The objections also raise concerns about the scale and appearance of the building to replace the former school on this site. Such latter concerns are not relevant to the determination of this application as the application does not include such proposals.

The **Conservation Advisory Working Party (CAWP)** objects to the demolition of the former school, built in the 1890's by North Staffs architect, Chapman. The building is capable of reuse and modification. It is historically significant and it reflects the character of the town centre and most importantly makes a positive contribution to the character of the Conservation Area and setting of the public gardens.

Your officer's comments

An application of the replacement building has been received today. It is not yet known whether this is a valid application, however.

The concerns expressed by CAWP and in the additional representations have been addressed within the main agenda report.

It has been noted that there is an error in the wording of the summary of the final recommended condition – the condition that is being recommended would read as follows :-
“The demolition of the existing building on the site shall not commence until a contract has been entered into for the construction of a replacement building on the site as shall have been granted planning permission and such construction works shall have commenced within six months of the demolition of the building”

The RECOMMENDATION remains as set out in the main agenda (taking into account the above correction), with additional conditions as suggested by the Environmental Health Division as set out in the previously published supplementary report relating to 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.