

**QUEENS HOTEL ETRURIA ROAD, BASFORD**  
**SOTCC ref. 59587/FUL (NuLBC REF 348/235)**

The Borough Council has been consulted by the City Council on an application for full planning permission for the erection of 11 dwellings within the car park of the former Queen's Hotel.

The site is located off Etruria Road (A53)

For the Borough Council's comments to be taken into account by the City Council they must be received by them by 2<sup>nd</sup> May 2016.

**RECOMMENDATION**

That the City Council be advised that the Borough Council has NO OBJECTIONS to the application subject to the following:-

- An Archaeological Watching Brief condition is imposed on any approval. Consideration should also be given to the Roman Road.
- Access to the public right of way is maintained during the construction period or a temporary diversion is put in place during this period.

**Reason for Recommendation**

The principle of the development remains acceptable however the suggested comments should ensure that any archaeological remains are recorded and that the public right of way is maintained in the interests of the Borough.

**KEY ISSUES**

As indicated above, the Borough Council has been consulted by the City Council on an application for full planning permission for the construction of 11 three storey dwellings in part of the car park on the south side of the former Queens Hotel.

The site adjoins the Borough Council's administrative area. The application site does not include the former Queens Hotel building, which is 'locally listed' by the City Council, nor does it include land immediately to its rear (east of the building). The site is an area of archaeological significance as it is possible that it lies on or adjacent to the route of a Roman road, Ryknild Street. In addition a public right of way runs in front of the site.

The proposal follows the granting of planning permission for the partial demolition of the rear of the existing building and its conversion to 12 apartments, and the erection of 6 three storey dwellings on the former car park. It is understood that the conversion of the former Hotel would be carried out under the terms of the planning permission granted, however the 11 dwellings proposed in this application would be constructed instead of the 6 dwellings already permitted.

The previous application was reported to Planning Committee on 28<sup>th</sup> January 2014 when it was resolved that no objections should be raised subject to the following

- a condition should be imposed requiring an archaeological watching brief
- Access to the public right of way is maintained during the construction period or a temporary diversion is put in place during this period.
- Less intrusive methods are explored to manage the Japanese Knotweed problem, which would retain the visually significant trees on the site boundaries.
- Landscaping Scheme

In light of the extant planning permission and given that there has been no change in planning circumstances since the previous decision there is no basis upon which an objection to the principle of the development could be sustained. In addition this application site is not visually prominent from

views within the Borough and does not affect visually significant trees. As such it would not be appropriate to include comments regarding the retention of the trees or landscaping. The comments expressed by the Borough Council when commenting on the previous application appear to remain pertinent at this stage.

## **APPENDIX**

### **Policies and Proposals in the approved development plan relevant to this recommendation:-**

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

Strategic Aim 3 Reduce the need for travel, improve accessibility and increase opportunities for development of sustainable and innovative modes of travel to support the regeneration of the plan area by securing improvements to public transport infrastructure and the progressive provision of park and ride and facilities to promote walking and cycling

Strategic Aim 16: To eliminate poor quality development;  
Policy SP1: Spatial Principles of Targeted Regeneration  
Policy SP3: Spatial Principles of Movement and Access  
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality

### **Other Material Considerations include:**

National Planning Policy Framework (March 2012)

Relevant Planning History

Full planning permission was granted for the conversion and extension of the Queens Hotel to form 12 apartments and the erection of a terrace of 6 three storey dwellings within the car park. (SOTCC ref 56109/FUL)

Applicant/agent's submission

The application is supported by the following;

- Planning Statement/Statement of Significance
- Viability Assessment

These documents are available to view both at the Stoke-on-Trent City Council Offices and on their website at <https://planning.stoke.gov.uk/online-applications/> under reference 59587/FUL.

### **Background Papers**

Planning Policy documents referred to  
Planning file referred to

### **Date report prepared**

13<sup>th</sup> April 2016.