

The application seeks planning permission to vary condition 5 of planning permission 15/00583/FUL. The condition concerns the provision of some permanent car parking associated with the erection of a two storey extension and basement to the David Weatherall Building.

The approved extension involves a total of 1047 square metres of new floorspace for around 80-90 extra staff members arising from a planned expansion of the existing medical research facility.

In granting the permission it was agreed that a temporary 50 space car park to the north of the Stephenson Building was to be made permanent as a requirement of the planning approval. The existing requirement (set out in condition 5) is that the new floorspace should not be brought into use until the permanent car park has been laid out

The applicant is asking for the condition to be varied so that the re-surfacing on the car parking area can be postponed whilst works are carried out on the Barnes development (approved under 15/01004/FUL). It is proposed that the re-surfacing work will be carried out in accordance with the approved drawings but will not now have to be completed until 31st December 2018.

The 13 week period for the determination of this application expires on 18th July 2016.

RECOMMENDATION

PERMIT subject to conditions relating to the following:-

1. A condition varying condition 5 in the manner now sought by the applicant as indicated above.
2. All other conditions associated to permission 15/00583/FUL continue to apply.

Reason for Recommendation

There are no highway objections to the proposal. The making for a development of a remote but within reasonable walking distance existing "temporary" car park permanent, does not in practice add any additional parking to the campus, although it "secures" it. The postponement of the re-surfacing the car park as proposed by the applicant can be undertaken without detriment to highway safety.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

Condition 5 as it stands requires the development permitted not to be brought into use until the permanent car park has been provided in accordance with approved details. The Authority in responding to the application now submitted has a number of options:-

- If it considers that the original condition should remain unaltered it should refuse the application; and
- If it considers that the condition should be amended then it should approve the application whilst at the same time applying that amended condition.

In deciding such an application the LPA must only consider the condition which is the subject of the application – it is not a complete re-consideration of the original application, although the effect of a positive decision is to grant an entirely new permission.

The approach to be taken to applications for the variation or removal of conditions is indicated in National Planning Policy Framework (NPPF) and National Planning Practice Guidance. As a matter of policy, conditions should only be imposed where they satisfy certain tests. All conditions should be:-

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;
- (v) precise; and
- (vi) reasonable in all other respects.

The sole key issue to consider in this case is whether or not varying the condition would have an adverse impact on highway safety .

Is the impact on highway safety acceptable?

The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. In a Ministerial Statement in March 2015 the Minister did indicate that the government is keen to ensure that there is adequate parking provision both in new residential developments and around town centres and high streets.

The internal roads within the campus do not form part of the public highway – these are maintained and managed by the University itself – although they are used by the public bus service.

The David Weatherall building already has 153 parking spaces adjacent to it and that immediate parking area is not proposed to be increased. The condition in question only requires the conversion of an existing temporary 50 space car park located to the north east of the Stephenson Building into a permanent one, prior to occupation of the extension. The Planning Authority accepted that no actual additional parking was required in this case. The variation proposed is simply to postpone the required surfacing works until such time as the construction of the new student blocks at the Barnes are complete. The University wish to use the existing temporary car parking area for purposes related to the construction of the new Barnes accommodation blocks in any case. As varied the condition still allow an area of temporary parking to be “secured”, albeit sometime after occupation of the extension to the David Weatherall building.

The variation proposed by the applicant is of a practical nature and has to be considered alongside other campus parking availability temporary or otherwise. The Highway Authority has no objections in relation to protecting highway safety.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

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

Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development General Parking Requirements

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (PPG) (2014)

Relevant Planning History of David Weatherall building

01/00874/FUL	Proposed medical school and primary care science research centre	Permitted 2001
12/00383/FUL	Single storey rear extension, two storey side extension and first floor side extension.	Permitted 2012
13/00634/FUL	First floor extension	Permitted 2013
14/00953/FUL	Erection of a single storey extension and new canopy over existing service yard	Permitted 2015
15/00583/FUL	Two storey extension and basement, to rear of David Weatherall Building to extend existing research facility.	Permitted 2016

Views of Consultees

Keele Parish Council have not provided any comments by the due date, and so must be assumed to have no objections to the proposal.

Environmental Protection no objections.

Highway Authority no objections.

Conservation Officer no comments.

Representations

None received by the due date.

Applicant's/Agent's submission

The application documents, which include a Supporting Statement, are available for inspection at the Guildhall and via the following link www.newcastle-staffs.gov.uk/planning/1600306FUL

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

1st June 2016