

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
21st March 2017

Agenda items 3, 4 & 5

Application refs. 16/01014/FUL, 16/01016/FUL & 16/01015/FUL

Barnes Hall, Horwood Hall & Lindsay Hall, Keele University

As anticipated in the agenda reports, plans of the boundary of each application site in relation to the boundaries of the Registered Park and Garden and the Keele Hall Conservation Area where relevant are attached.

Since the preparation of the main agenda reports the **applicant's agent** has provided clarification regarding a discrepancy in the application documents with respect to car parking numbers. Although the submitted Environmental Statement and Transport Statements state that no additional car parking spaces are proposed, those documents were produced prior to the production of the detailed design. A Technical Note submitted more recently that sets out details regarding existing and proposed parking provision, confirms that the current proposals would result in a net growth in the number of spaces from approximately 624 to 777, an increase of 154 spaces.

Keele Parish Council has provided further comments following receipt of the Technical Note referred to above. They are concerned about the loss of 145 spaces in April/May of this year and the gap in provision until construction of the temporary car park starts in June. They state that there has already been a very significant increase in parking in the village this year which is full on many days whilst the permit areas of the Hawthorns are largely empty. The Parish Council would like to suggest that the university suspends all parking restrictions at the Hawthorns for the period until the term ends to alleviate the problem.

The **Highway Authority** has provided further comments following receipt of the Technical Note (TN) referred to above. They state that an integral part of the parking regime is the construction of the temporary car park which is proposed to be constructed in June 2017. This car park should be provided before any redevelopment of the three Halls commences. Given the scale and complexity of the proposed redevelopment, the proposed parking provision during the construction phases as detailed within the TN does appear logical and the phasing could be controlled and managed by the University. It is suggested that the details of the TN are included as a condition for the allocation of parking throughout the construction period.

Your Officer's comments

The TN states that although parking numbers show an initial deficit in April – May 2017 of around 145 spaces, 45 of those spaces are currently unavailable along Nursery Road due to existing construction works. The University have responded positively to the suggestion made by the Parish Council indicating that they will work (to suspend parking restrictions at the Hawthorns) to mitigate the deficiency at that stage of the project. Although the time period is limited, the quantum of temporarily unavailable spaces is quite significant and it would be appropriate for the LPA to require the university to address this point. A condition could be used to achieve this - allowing some details of exactly how the restrictions would be suspended to be “fleshed out” at a later date, before the works start.

The recommendation includes a condition requiring the provision of a temporary car park which will ensure sufficient car parking provision during construction, and this will be drafted to include reference to the Technical Note. A condition is also recommended requiring a review of parking arrangements following completion of the scheme to ensure that a suitable number of spaces are maintained in the longer term. It is considered that subject to these conditions, the potential impact of the University's parking position on the position outside the campus has been sufficiently addressed.

The RECOMMENDATION remains as per the main agenda report with an additional condition regarding car parking at the Hawthorns.