

The Borough Council has been consulted by the City Council on an application for full planning permission for the part demolition of the Public House known as the Queen's Hotel, its conversion to 12 apartments, elevational alterations including first floor extension and dormer windows, plus the erection of 6 three storey dwellings and associated parking. The City Council's reference is 56109/FUL.

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 29th January 2014.

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 and the cobbled 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.
- Less intrusive methods are explored to manage the Japanese Knotweed problem, which would retain the visually significant trees on the site boundaries.
- Landscaping Scheme

Reason for Recommendation

The same proposal has been previously considered by the Planning Committee at its meeting on 16th July 2013 when it was concluded that the site was previously developed in a sustainable location and therefore, in principle, the proposal doesn't conflict with development plan policies, and the proposal would maintain the historic elements of the existing building and provide an appropriate form of new development. The Committee considered the suggested conditions would assist in maintaining the Borough Council residents' reasonable level of residential, visual and recreational amenity.

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

National Planning Policy Framework (March 2012)

Applicant/agent's submission

The application is supported by the following;

- Design and Access Statement including Heritage Statement
- Japanese Knotweed Management Plan
- Lighting assessment
- Bat and Bird Survey
- Air Quality Assessment
- Photographic Survey

These documents are available to view both at the Stoke-on-Trent City Council Offices and on their website at www.stoke.gov.uk/dm under reference 56109/FUL.

KEY ISSUES

As indicated above, the Borough Council has been consulted by the City Council on an application for full planning permission for the part demolition of the public house, its conversion to 12 apartments, elevational alterations including first floor extension and dormer windows, plus the erection of 6 three storey dwellings and associated parking.

The site adjoins the Borough Council's administrative area. The existing property is 'locally listed' by the City Council and the site is of archaeological interest and a public right of way runs in front of the site.

The Borough Council is being asked for its views on this proposal. The Planning Committee, with respect to "major developments", is the part of the Borough Council which decides what comments are to be put to the City Council in response to such consultations.

Member will recall the same proposal on this site which was reported to this Committee on 16th July 2013 when members resolved to raise no objections subject to the conditions found in the recommendation of this report above.

The City Council subsequently refused that application due the development failing to provide the required affordable housing provision.

The Borough Council should not attempt to deal with the matter as if it were the relevant planning Authority. There is, it is suggested, no merit in it commenting upon detailed issues or technical considerations upon which the City Council will obtain advice both from their specialist officers and consultees.

Given the Borough Council has relatively recently expressed a view on this proposal and this proposal is the same as previously considered and there have been no material changes in planning circumstance since that view was given, it is considered the same views should be forwarded to the City Council in respect of this current proposal.

Background Papers

Planning Policy documents referred to
Planning file referred to

Date report prepared

10th January 2014.