

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Newcastle under Lyme School **Application No.** 11/00378/FUL

Location – Newcastle under Lyme School

Description – Erection of 15m high floodlighting mast to the school sports field

Policies and proposals in the Approved Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy 2008

Policy QE1 Conserving and Enhancing the Environment
Policy QE2 Creating a High Quality Built Environment for All

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D1: Sustainable Forms of Development
Policy D2: The Design and Environmental Quality of Development
Policy NC19: Conservation Areas

Newcastle-under-Lyme Local Plan 2011

Policy B9: Prevention of harm to Conservation Areas
Policy B10: The requirement to preserve or enhance the character and appearance of the
 Conservation Area
Policy B13: Design and development in the Conservation Areas
Policy B14: Development in or adjoining the boundary of the Conservation Areas

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

CSP1: Design Quality
CSP2: Historic Environment

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
Companion Guide to PPS1 "The Planning System: General Principles"
PPS5: Planning for the Historic Environment

Planning History

None directly relevant to this application.

Views of Consultees

The Environmental Health Section have no objection to the proposals subject to the lighting to be shielded to prevent glare.

Conservation Advisory Working Party have no objections to the proposal.

Representations

No representations received

Applicants/ Agents submission

The requisite application forms and plans were submitted. A design and access statement and floodlight details were also submitted as part of the application.

Key Issues

The application would result in the erection of a 15m floodlight mast to match the other four existing floodlights serving the artificial pitch on this side. The application site is located within the urban area of Newcastle under Lyme and Stubbs Walk Conservation Area as indicated on the Local Development Framework Proposals Map.

The key issues to address in the determination of this application are;

- Visual amenity and impact upon the Conservation Area
- Other Matters

Visual Amenity and impact upon the Conservation Area (including trees)

Paragraph 34 of PPS 1 states that

‘Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’

Paragraph 36 goes on to state that Local Authorities should ensure that developments are ‘Visually attractive as a result of good architecture and appropriate landscaping’

The proposed mast would match those already approved along the edge of the artificial pitch and would assimilate within the existing environment. Due to the position of the mast within the middle of the school grounds the mast itself would not dominate views from any public vantage points seen within the context of the other masts and due to the type of lighting proposed it should not impact upon the surrounding area either. To ensure this is the case and no light pollution occurs within the Stubbs Walk Conservation Area the condition recommended by Environmental Health will be included on any permission.

To ensure the appearance of the proposed mast matches those of the existing column a condition will be included specifying that this should be the case.

Other Matters

Due to the location of the proposed mast, its type of construction and its position at a lower level than the nearest tree behind a retaining wall it is not felt that this would impact upon the health of any trees. The location of the mast in relation in to the nearest tree might mean that pruning may be required in the future however this would be dealt with by the landscape section and it is not felt that this would be detrimental to the visual amenity of the Conservation Area.

It is felt pertinent to condition the lighting column to the same hours as the use of the artificial pitch to protect amenity and prevent conflict occurring.

Reasons for the grant of planning permission

The proposal would have no adverse impact upon the character and appearance of the Stubbs Walk Conservation Area assimilating with existing developments of a similar nature. The proposed development therefore accords with policies D2 and NC19 of the Staffordshire and Stoke on Trent Structure Plan, policies B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011, policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy as well as PPS1 and PPS5.

Recommendation

Permit subject to

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R. To comply with the provisions of Section 91 of the Town and Country Planning Act
2. The lighting mast hereby approved shall be painted in the same colour as the existing masts within one month of its erection.
- R: To safeguard the visual amenities of the area in accordance with Policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 -2011 and Policies B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011.
3. The lighting shown on the approved plans shall be shielded to prevent glare with all lighting fixtures installed at an angle to prevent light emitting directly above the horizontal plane unless otherwise agreed in writing by the Local Planning Authority.
- R: To protect the Conservation Area from light pollution and to protect the visual and residential amenity of the surrounding area in accordance with policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011
4. The hours of operation of the floodlight shall accord with the existing restrictions upon the existing artificial sports pitch and lighting columns.
- R: To safeguard the visual amenity and residential amenity of the area in accordance with policy D2 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011.
5. The development hereby permitted shall be carried out in accordance with the following approved plans;
 - Lighting mast as proposed Drawing Number AL08 date stamped received by the Local Planning Authority on 19th July 2011.
 - Floodlighting specification details prepared by Abacus Lighting 'Challenger 1 AL5760 date stamped received by the Local Planning Authority on 19th July 2011.
 - Sports Pack: HL250 15metre double shaft date stamped received by the Local Planning Authority on 19th July 2011.
 - External Floodlighting prepared by Abacus Design Ref: UKS7342/1 date stamped received by the Local Planning Authority on 19th July 2011.
 - School Signage & Lighting Site Block Plan Drawing Number AL07 date stamped received by the Local Planning Authority on 19th July 2011.
- R. For the avoidance of doubt and in the interests of proper planning.

OFFICER REPORT ON DELEGATED ITEMS

Applicant Britannia

Application No 11/00404/ADV

Location Britannia Building Society, 57-58 Ironmarket, Newcastle

Description One internally illuminated fascia sign with existing trough light and one internally illuminated projecting sign

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy

Policy QE3: Creating a high quality built environment.

Staffordshire and Stoke on Trent Structure Plan 1996 - 2011

Policy D1: Sustainable forms of Development

Policy D2: The Design and Environmental Quality of Development

Policy NC19: Conservation Areas

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

CSP1: Design Quality

CSP2: Historic Environment

Newcastle under Lyme Local Plan 2011

Policy B19: Illuminated signs in Conservation Areas

Policy B20: Illuminated fascia and other signs in Conservation Areas

Other Material Considerations:

Relevant National Policy Guidance:

PPS1: Delivering Sustainable Development (2005)

Companion Guide to PPS1 "The Planning System: General Principles"

PPG19: Outdoor Advertisement Control (1992)

Circular 03/07 Town and Country Planning (Control of Advertisement) Regulations 2007

Supplementary Planning Guidance

Staffordshire County Council – Highways Standing Advice 2004

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Relevant Planning History

07/00726/ADV Three replacement illuminated fascia signs and one replacement illuminated projecting sign Permit

Views of Consultees

Conservation Advisory Working Party raised no objections

Representations

No written representations received

Applicants/agents submission

The requisite application forms and drawings were submitted.

Key Issues

The application is for one internally illuminated fascia sign and one internally lit projecting box sign on the front elevation of the commercial building. The proposed signs would replace existing signs following the brand name of the building society changing. The proposed signs would have white and blue lettering with a red background.

The property is located within Town Centre Conservation Area, as indicated on the Local Development Framework proposals map.

PPG 19 states that the display of outdoor advertisements can only be controlled in the interest of amenity and public safety. Paragraphs 11-14 of PPG 19 explain what is meant by the term amenity – the effect on the appearance of a building or on the visual amenity in the immediate neighbourhood in which the sign is to be developed.

The key issues for consideration are therefore;

- The impact of the advertisements on the amenity of the property it relates to and the surrounding Conservation Area.
- The impact upon public and highway safety.

The impact of the advertisements on the amenity of the property it relates to and the surrounding Conservation Area

The location of the property within the conservation area makes it important to achieve a good quality design that would not harm the appearance of the conservation area (CA) and wherever possible it should enhance the appearance of these areas.

Policy B20 of the Local Plan indicates that within conservation areas illuminated signs should consist of individually lit letters fixed either directly to a fascia sign or to an opaque panel.

The commercial building is located within the primary shopping frontage of the town centre with other neighbouring premises having advertisement signs on the front of their buildings. These are predominantly fascia and hanging/ box signs. The application building has existing signs and the proposed signs would directly replace these signs with the new branding of the building society.

The fascia sign would measure 4.4 metres by 0.8 metres in width and height respectively with a depth of 80mm. The external trough light would remain despite the signs being internally lit.

The projecting box sign would replace the existing projecting box sign and would be of a similar size (0.8m by 0.6m by 0.1m).

The proposed signs would meet the criteria advised in policy B20 of the local plan with stencil cut individual acrylic letters. The fascia sign and box sign would therefore present an acceptable design that would not harm the character and appearance of the town centre conservation area. Furthermore, the application indicates that the surface brightness would be 300 candelas per square metre which would also conform with policy B20. Subject to this being restricted by way of a condition it is considered that it would not harm the appearance of the conservation area.

In summary the proposed signs are considered to comply with policies B19 and B20 of the local plan, this being acceptable.

The impact upon public and highway safety

Due to the proposed design, scale and location of the advertisements and the condition to be included in relation to luminance levels, it is not felt that the advertisements would have an adverse impact upon public and highway safety.

Recommendation

Permit subject to the standard conditions as well as the following conditions;

1. The maximum surface brightness of the advertisement signs hereby permitted shall not exceed 300cd/m².

Reason:

To protect the visual amenity of the Conservation Area, in accordance with policy B20 of the Newcastle under Lyme Local Plan 2011.

Informative

The decision hereby issued was made following consideration of the following plans and supporting information;

- Planning Application Forms
- Drawing no. 02, date stamped received by the Local Planning Authority on 01 August 2011
- Site location plan scale 1:1250, date stamped received by the Local Planning Authority on 01 August 2011

OFFICER REPORT ON DELEGATED ITEMS

Applicant - Newcastle under Lyme School **Application No.** 11/00413/FUL

Location – Newcastle under Lyme Boys School

Description – Remodelling of existing courtyard (quad) area into a new school plaza incorporating connecting pathways, hard and soft landscaping elements and associated infrastructure. (Resubmission of 10/00469/FUL to include additional connecting pathway, felling of 2 cherry trees and minor alterations)

Policies and proposals in the Approved Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy 2008

Policy QE3: Creating a high quality built environment for all

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D1: Sustainable Forms of Development
Policy D2: The Design and Environmental Quality of Development
Policy NC13: Protection of Trees, Hedgerows and Woodlands
Policy NC19: Conservation Areas

Newcastle-under-Lyme Local Plan 2011

Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy T16: Development – General Parking Requirements
Policy B9: Prevention of harm to Conservation Areas
Policy B10: The requirement to preserve or enhance the character and appearance of the Conservation Area
Policy B13: Design and development in the Conservation Areas
Policy B14: Development in or adjoining the boundary of the Conservation Areas

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

CSP1: Design Quality
CSP2: Historic Environment

Other Material Considerations include:

National Planning Policy

PPS1: Delivering Sustainable Development (2005)
Companion Guide to PPS1 “The Planning System: General Principles”
PPG13: Transport (2001)
PPS5: Planning for the Historic Environment

Planning History

An application (10/469/FUL) was previously approved for a similar scheme to the current one. This application is substantially completed.

Views of Consultees

Landscape Development Section have no objections to the development of the connecting pathway or the removal of the two cherry trees.

Conservation Advisory Working Party had no objections to the proposal.

Representations

No representations received

Applicants/ Agents submission

The requisite application forms and plans were submitted along with a tree survey and arboricultural method statement.

Key Issues

Due to the previous application having been approved and in the process of completion it is felt pertinent to discuss the amendments that are proposed to this scheme as part of the current application. The application site is located within the urban area of Newcastle under Lyme and Stubbs Walk Conservation Area as indicated on the Local Development Framework Proposals Map.

The key issues to address in the determination of this application are;

- Visual amenity and impact upon the Conservation Area (including trees)
- Other Matters

Visual Amenity and impact upon the Conservation Area (including trees)

Paragraph 34 of PPS 1 states that

'Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted'

Paragraph 36 goes on to state that Local Authorities should ensure that developments are 'Visually attractive as a result of good architecture and appropriate landscaping'

The proposed alterations to the approved scheme would consist of the following;

- Additional connecting footpath across grassed area
- Removal of two cherry trees
- 1 new small planting bed to match larger one already approved
- Change from ramped access to level access and steps with stainless steel balustrade

The proposed amendments described above to the previously approved scheme would maintain the high quality landscaping scheme already approved and well under way in terms of the construction process. The amendments have been carefully considered in relation to the whole scheme and do not appear as afterthoughts but integral to the original scheme. The proposal would therefore maintain the high quality of the scheme and would not have a detrimental impact upon the setting of the school courtyard or Stubbs Walk Conservation Area.

Local Plan Policy N12 indicates that the Council will resist development that would involve the removal of any visually significant trees whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design. Following discussions with the landscape officer subsequent to the original approval about the condition relating to tree protection measures, the issue of the removal of the cherry trees was also discussed. The Landscape officer is now happy with the proposals and does not object to the removal of the cherry trees.

The proposed alterations to the hard and soft landscaping would assimilate with the existing high quality improvements already developed within the school campus as part of the previous application. The proposals would create a more attractive and accessible area for all within the heart of the school which would have a positive impact upon the image that the

school wishes to portray. It would also be a high quality development that would benefit Stubbs Walk Conservation Area.

Reasons for the grant of planning permission

The alterations to the previously approved proposal would assimilate well maintaining the high quality development under construction that would benefit the character and appearance of the Stubbs Walk Conservation Area. The removal of the two cherry trees would not have an adverse impact upon the character or visual amenity of the Conservation Area. The proposed development therefore accords with policies D2, NC13 and NC19 of the Staffordshire and Stoke on Trent Structure Plan, policies N12, N17, B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011, policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy as well as PPS1 and PPS5.

Recommendation

Permit subject to

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
- R. To comply with the provisions of Section 91 of the Town and Country Planning Act
2. The development shall be constructed utilising the materials specified on the application forms and on the plans hereby approved unless otherwise agreed in writing by the Local Planning Authority.
- R: To safeguard the visual amenities of the area in accordance with Policies D2 and NC19 of the Staffordshire and Stoke-on-Trent Structure Plan 1996 -2011 and Policies B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan 2011.
3. The landscaping indicated on the approved plans shall be implemented before the end of the first planting season following completion of the development. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.
- R: To safeguard the visual amenities of the area in accordance with policy D2 of the Staffordshire and Stoke on Trent Structure Plan 1996-2011.
4. The form and general layout of the development hereby permitted shall be carried out in strict accordance with the following approved plan;
 - General Arrangement Plan Drawing No: AL 04/D

The plans listed below are for information purposes only relating to detailed elements that contribute to the general arrangement plan specified above;

- Site Location Plan AL 01
- Topographic survey AL 02
- Site Block Plan AL 03
- Ramp Setting Out AL 08 C
- Site Tree Protection Drawing AL 14/B
- Column Detail AL 15A
- Stepped Ramp/Seating Perspective Illustration AL 20
- Detailed Sections 3 AL 51 A
- Detailed Section 10 AL 55
- Detailed Section 12 AL 57

- Detailed Section 14 AL 59 A
- Detailed Section 15 AL 60/B
- Detailed Section 16 AL 61/B
- Detailed Section 17 AL 62 A
- Detailed Section 18 AL 63 A
- Detailed Section 20 AL 65
- Detailed Section 23 AL 67
- Detailed Section 24 AL 68 A
- Detailed Section 25 AL 69
- Detailed Section 26 AL 70
- Detailed Sections 27 AL 71

S. For the avoidance of doubt and in the interests of proper planning.