

The application seeks to vary condition 57 of planning permission 06/01180/OUT which granted outline planning permission for the new college, sports facilities, superstore, petrol filling station, offices, housing, parking, landscaping and associated engineering works

Condition 57 as worded in the decision notice is as follows:

*Before the proposed College development is brought into use the proposed toucan crossing facility across Knutton Lane shall be constructed in accordance with details to be first submitted to and approved by the Local planning Authority. This drawing shall incorporate two-dimensional and three dimensional revisions as recommended in the Stage 1 Safety Audit (attached to this consent) and in accordance with engineering details which shall be submitted to, and approved in writing by, the Local Planning Authority and which shall include construction, surface water drainage and street lighting details and which shall thereafter be constructed in accordance with the approved drawings the subject of this consent.*

**The 13 week period for this application expires on 18<sup>th</sup> January 2018.**

### **RECOMMENDATIONS**

**PERMIT subject to conditions relating to**

- 1. The variation of condition 57 stating that the highway works, as detailed on the General Arrangement Drawing no. CDD0039/R01/01 Rev C0, are hereby approved.**
- 2. All other conditions attached to planning permission 06/01180/OUT that have not already been discharged.**

### **Reason for Recommendations**

The highway works as detailed on the submitted plans and which have been recently completed achieve appropriate improvements to pedestrian and cycle routes to the College and are an acceptable alternative to the provision of a Toucan crossing as required by condition 57.

### **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**

Outline planning permission was granted in 2007 for, amongst other things, a new college building. Condition 57 of that permission set out the requirement that a Toucan crossing should be constructed prior to the College opening. Details of the required Toucan crossing were agreed but such works were never implemented in part because the works involved land not within the highway and not in the ownership or control of the applicant.

Recently highway works have been agreed and undertaken by the Highway Authority involving the provision of a segregated pedestrian and cycle route from the A34 Lower Street to the College on Knutton Lane, the upgrading of the zebra crossing on Knutton Lane close to Dunkirk which provides a parallel crossing for cyclists and pedestrians, and improvements to the existing puffin crossing on Knutton Lane which is situated close to the Rycroft roundabout. Such works improve pedestrian and cycle routes to the College in its new location and as such will encourage sustainable modes of travel.

Such works are considered to be an acceptable alternative to the provision of a Toucan crossing as required by condition 57 and as such it is considered that the condition can be varied.

## **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 SP3: Spatial Principles of Movement and Access

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

None

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

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(March 2014\)](#)

#### Relevant Planning History

In 2007 outline planning permission was granted for the erection of a new College, sports facilities, nursery, superstore, petrol filling station, offices, housing, parking, landscaping and associated engineering works (06/01180/OUT).

Reserved matters approval was given for the new College building and the adjoining sports hall under references 07/01005/REM and 08/00801/REM.

Details to satisfy the requirements of condition 57 of planning permission 06/01180/OUT were approved in 2010, reference 06/01180/CN57.

#### Views of Consultees

The **Highway Authority** have no objections advising the that removal of the toucan crossing and upgrading of the zebra crossing to provide a parallel crossing for cyclists and pedestrians on Knutton Lane is acceptable.

#### Representations

None

#### Applicant's/Agent's submission

The application form and plan and supporting information are available for inspection at the Guildhall and on the website that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00839/FUL>

#### Background papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

16<sup>th</sup> November 2017