

The application seeks planning permission to vary condition 2 of planning permission 15/00583/FUL, which granted planning permission for a two storey extension and basement at the rear of the building. Condition 2 lists approved drawings and the proposal seeks to substitute amended plans relating to landscaping proposals to include a revised swale bed.

The site of the building and where the proposed landscaping is to take place lies outside of, but near to, the Grade II Registered Parkland.

The 13 week period for the determination of this application expires on 13<sup>th</sup> February 2018.

### **RECOMMENDATION**

**PERMIT subject to conditions relating to the following:-**

- 1. A condition varying condition 2 in the manner now sought by the applicant as indicated above.**
- 2. All other conditions associated to permission 15/00583/FUL as varied by 16/00164/FUL and 16/00306/FUL that continue to apply.**

### **Reason for Recommendation**

The revisions sought to the approved plans are acceptable in appearance and accords with national and local policy regarding design.

### **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**

The application seeks to vary condition 2 of the permission, which listed the approved plans, following the granting of full planning permission for an extension to the building in 2015. Given that the development has already been carried out this is an application submitted pursuant to Section 73A of the Town and Country Planning Act 1990.

The proposals involve amendment to the approved landscaping within the grounds of the building along the road frontages and at the corner of the plot where it adjoins the roundabout. Currently the area is grassed, with a small swale extending along the boundary close to the pavement which includes a fenced headwall at one end. There is currently a group of trees at the corner adjoining the roundabout and shrub beds part way along the two road frontages.

The proposal seeks to form a drainage ditch, or swale bed, as an amendment to the existing swale bed. The proposal includes a headwall at both ends and areas where water will collect. Aquatic planting is proposed within the ditch base and plants that are suitable for damp/wet conditions are to be situated on the edge of the standing water. Areas of deterrent planting are proposed around the head wall, the larger of which will be fenced in the interests of safety. The existing group of trees at the corner are retained within the scheme.

The proposed landscaping associated with the works will provide more visual interest at this prominent location at the main entrance to the University and is considered to be visually acceptable. No issues, other visual amenity, are raised by the proposal.



## **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 \(NPPF\) \(2012\)](#)

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

### **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
16/00164/FUL	Variation of condition 2 of planning permission 15/00583/FUL to include drawings 14639/SK/300, 14639/SK/302 and 0875-38 to allow proposed addition of condensing units to the roof	Permitted 2016
16/00306/FUL	Variation of condition 5 relating to permanent car park of planning permission 15/00583/FUL for the erection of two storey extension and basement.	Permitted 2016

### **Views of Consultees**

The **Landscape Development Section** has no objections.

**Keele Parish Council** and the **Gardens Trust** have not responded by the due date, and so must be assumed to have no comments on the proposal.

### **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 <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/17/00899/FUL>

### **Background papers**

Planning files referred to  
Planning Documents referred to

Date report prepared

16<sup>th</sup> January 2018