

FORMER MAXIMS, STANIER STREET, NEWCASTLE
BELONG LTD

19/00754/FUL

This application seeks consent to vary condition 8 of planning permission 15/00498/FUL for the erection of a care village development for elderly people, to incorporate a 'no left turn' sign at the development exit onto Stanier Street.

The site lies beyond the boundary of the Newcastle Town Centre Conservation Area. Maxims is a Grade II Listed Building. It lies opposite the Grade II* St. Giles Church and the Grade II Unitarian Meeting House.

The statutory 13 week determination period for the planning application expires on 23rd December 2019.

RECOMMENDATIONS

PERMIT the variation of Condition 8 of 15/00498/FUL so that it reads as follows:

The signing/road markings shall be carried out in accordance with the approved details and shall be retained as such for the lifetime of the development.

and subject to the imposition of all other conditions attached to planning permission 15/00498/FUL that remain relevant at this time.

Reason for Recommendation

The application raises no issues of highway safety or impact on the setting of the Listed Building.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues

Consent is sought to vary condition 8 of planning permission 15/00498/FUL for the erection of a care village development for elderly people, to incorporate a 'no left turn' sign at the development exit onto Stanier Street, which is a one way street.

Condition 8 states as follows:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised access details indicating the following have been submitted to and approved in writing by the Local Planning Authority:

- *Provision of signing / road markings on the private access drive to advise drivers that Stanier Street is a one way street and the requirement to turn right on egress from the site.*
- *The signing / road markings shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter retained as such for the lifetime of the development.*

Details were submitted and approved in 2016 indicating white road markings comprising an arrow and the words "TURN RIGHT". This application proposes the addition of a 'No left turn' sign to seek to reduce the number of vehicles leaving the site in the incorrect direction. The sign would measure 600mm in diameter and would be sited on a metal post with the lower edge of the sign at a height of 2300mm above ground level. The Highway Authority raises no objection from a highway safety

perspective and the Council's Conservation Officer has no comments to make. The addition of the sign is considered acceptable.

The effect of a grant of permission upon an application to vary a condition is to create a new planning permission. Accordingly, unless there have been other material changes, such a permission should also make reference to the other conditions of the original planning permission where they remain relevant.

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

Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy B5: Control of development affecting the setting of a Listed Building

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2019)

Planning Practice Guidance (PPG) (2018)

Relevant Planning History

- 15/00498/FUL Erection of a care village development (Use Class C2) for elderly people comprising a new three and four storey building with a 74 bed care home and 28 care apartments, linked to the conversion of the former Maxims nightclub building for ancillary uses (offices, tea rooms, a hair salon, community heritage gallery and training space) including access, car parking, amenity areas, landscaping and associated works - Approved
- 15/00499/LBC Repair, alteration and selective demolition (of rear extensions only) comprising internal and external works to the Listed Building, associated with the erection of a care village development, (Planning application reference 15/00498/FUL)- Approved
- 16/00876/LBC Selective demolition of a rear building outrigger only and the reconstruction of this element to match existing – Approved
- 17/00796/ADV Installation of advertisement signs – Approved
- 17/00799/LBC Installation of two advertisement signs on Maxims building associated with 15/00499/LBC – Approved
- 18/00141/FUL Proposed standby generator and timber enclosure within the grounds of the Belong Care Village – Approved
- 18/00311/ADV Brushed Stainless Steel individual lettered signage. Wall mounted, non-illuminated sign located at high level to gable end of apartment block, of recently completed Belong Village – Approved

Views of Consultees

The Council's **Conservation Officer** has no comments to make.

The **Highway Authority** has no objections.

Representations

None received

Applicant's/Agent's submission

The application is accompanied by a Heritage Statement.

The submitted document and plans are available for inspection on the Council's website by searching under the application reference number 19/00754/FUL on the website page that can be accessed by following this link; <https://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/19/00754/FUL>

Background papers

Planning and Listed Building consent files referred to
Planning Documents referred to

Date report prepared

13 November 2019