

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 2020

Agenda Item 5

Application Ref. 19/00804/FUL

St. John the Evangelist School, Gloucester Road, Kidsgrove

Since the publication of the main agenda the further comments of the **Highways Authority (HA)** and **Sport England (SE)** have been received on the additional and revised information and plans submitted by the applicant.

HA have confirmed that they now raise no objections to the scheme subject to conditions.

They highlight that the proposed off site highway works will improve facilities for pedestrians to ensure children can access the site safely on foot and also include additional measures to reduce vehicle speeds to a more desirable level outside of a school. They also advise that the recently submitted Road Safety Audit (RSA) does not identify any fundamental issues with the proposed highway works other than minor details that could be resolved through the detailed design stage.

SE have advised that they wish to make no further comments from those previously submitted.

Officers Comments

Following confirmation that HA raises no objections, subject to conditions 13-15 set out in the main agenda, it is accepted that the proposed off site highway works would ensure significant highway safety improvements. A mode shift stars travel plan, to be secured by a S106 Obligation, would also contribute to ensuring that the development is acceptable. On this basis your officer is now satisfied that the proposed development would not result in an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be so severe to justify a refusal.

SE continue to raise no objections subject to a condition (8) which secures a community use agreement to secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport.

The RECOMMENDATION is revised as follows;

A. Subject to the receipt of no new material objections being received from Kidsgrove Town Council and neighbouring occupiers by the 31st August, then the Head of Planning be given the delegated authority to determine the application, and

B. Subject to the applicant first entering into a Section 106 obligation by the 1st September 2020 to secure a financial contribution of £5,000 for the preparation and monitoring of a Mode Shift Stars scheme to promote and encourage sustainable access to the school,

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limits for the commencement of development;**
- 2. Approved plans;**
- 3. Sample facing materials;**
- 4. Boundary treatments;**

5. Hardsurfacing materials;
6. Implementation of soft landscaping scheme;
7. Updated tree survey and tree removal;
8. Community Use Agreement;
9. Assessment of plant noise;
10. Provision of a Kitchen Ventilation System and Odour Abatement;
11. Approval of external lighting;
12. Electric charging provision for onsite staff parking;
13. Highway & Environmental Construction and Demolition Management Plan (CMP)
14. Cycle parking provision
15. Implementation of off site highway works
16. Land contamination investigations and mitigation measures;
17. Intrusive coal mining site investigations and remedial works implementation;
18. Recommendations as per the submitted ecological report

C. Should the matters referred to in (B) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.