

**KNUTTON COMMUNITY CENTRE AND INFANT WELFARE CENTRE & CLINIC,  
KNUTTON LANE, KNUTTON  
NEWCASTLE BOROUGH COUNCIL**

**20/00958/CN01,  
20/01087/CN01 & 20/01087/CN02**

The applications are for approval of:

**20/00958/CN01** - an Environmental Management Plan as required by condition 1 of prior approval of the method of demolition of the former health care centre, and any proposed restoration of the site (reference 20/00958/DEEM3).

**20/01087/CN01** - an Environmental Management Plan as required by condition 1 of prior approval of the method of demolition of the former community centre, and any proposed restoration of the site (reference 20/01087/DEEM3).

**20/01087/CN02** – facilities to prevent mud, debris etc. being deposited on the public highway as required by condition 2 of prior approval of the method of demolition of the former community centre, and any proposed restoration of the site (reference 20/01087/DEEM3).

The site lies within the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map.

**The 8 week period for the determination of these applications expire on the 8<sup>th</sup> April 2021.**

**RECOMMENDATION**

**Subject to confirmation from the Environmental Health Division that the submitted information satisfies the requirements of the conditions, APPROVE the following condition applications:**

- **20/00958/CN01**
- **20/01087/CN01**
- **20/01087/CN02**

**Reason for Recommendation**

The views of the Environmental Health Division have not yet been received.

**Key Issues**

Prior approval was granted for the method of demolition of the former health care centre and proposed restoration (20/00958/DEEM3) by Planning Committee at its meeting of 5<sup>th</sup> December 2020, subject to a condition requiring the prior approval of an Environmental Management Plan.

Prior approval was granted for the method of demolition of the former health care centre and proposed restoration (20/01087/DEEM3) by Planning Committee at its meeting of 2<sup>nd</sup> February 2021, subject to conditions requiring the prior approval of an Environmental Management Plan and facilities to prevent mud, debris etc. being deposited on the public highway.

In response to such conditions a Construction Phase Plan and Traffic Management Plan have been submitted. This supporting information includes the following:

- Works and deliveries will be between 8am and 5pm Monday to Friday, 8am to 1pm Saturdays with no work on Sunday. Any deviations due to emergencies will be approved by the Council.

- Removal and disposal of asbestos containing materials.
- Removal and disposal of other hazardous materials
- Controlled mechanical demolition of redundant buildings including fully scaffolding buildings
- Removal of all demolition hardcore from site
- Site to be left clear and tidy upon completion
- Letters to the neighbouring dwellings to be sent with a programme of works prior to the demolition with further letters sent if there are changes to the programme
- No burning on site
- No lighting required
- Noise levels at 1m from the façade of the nearest occupied building to be managed so as not to exceed a level of 75dB during working hours
- A jet distributing a fine misting spray hose to be available on site to suppress dust if required and during periods of dry and windy weather any stockpiles of material that may produce dust will be dampened down.
- Provision of a wheel was facility at the access gates

The submitted information is comprehensive and appears to put in place the measures that are required by the conditions in question. The views of the Environmental Health Division have, however, been sought on the adequacy of the information provided. Their views will be reported and if further information is required by them it will be requested.

## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to this recommendation**

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

None

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

None

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

[National Planning Policy Framework \(2019\)](#)

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

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

### **Relevant Planning History**

20/00958/DEEM3 – Prior approval granted for the demolition of the Infant Welfare Centre & Clinic.

20/01087/DEEM3 – Prior approval granted for the demolition of the Knutton Community Centre.

### **Views of Consultees**

Any views received from the **Environmental Health Division** will be reported.

### **Applicants Submission**

- Construction Phase Plan
- Traffic Management Plan

These documents are available to view on the Council's website via the following link:

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00958/CN01>

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/01087/CN01>

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/01087/CN02>

### **Background Papers**

Planning Policy documents referred to  
Planning files referred to

### **Date Report Prepared**

19<sup>th</sup> February 2021