

This application seeks to vary Condition 2 of permission 20/00162/REM which granted reserved matters consent (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping. Condition 2 lists the approved drawings and the variations sought are to allow changes to the external cladding, increase the extent of roof top plant room to provide a larger weatherproof enclosure and minor changes to the proposed site layout.

The site is part of that allocated on the Local Development Framework Proposals Map for employment/higher education-led development (Proposal E8). The site lies within an area which on the Local Development Framework Proposals Map is excluded from the Green Belt but lies within an Area of Landscape Maintenance. The site is covered by Policy E8 (on development at Keele University and Keele Science Park). The site lies outside of the Grade II Registered Parkland and Garden of Special Historic Interest at Keele Hall.

**The 13 week period for the determination of this application expires on 2<sup>nd</sup> June 2021.**

### **RECOMMENDATION**

**PERMIT subject to conditions relating to:**

- 1. Variation of condition 2 to list the revised plans**
- 2. Any other conditions attached to planning permission 20/00162/REM that remain relevant at this time.**

### **Reason for Recommendation**

The proposed amendments to the elevations are minor and the high quality contemporary design and materials would be retained. The amended design would have no adverse impact on the character and appearance of the area.

### **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 and no amendments were considered necessary.

### **Key Issues**

This application seeks to vary Condition 2 of permission 20/00162/REM which granted reserved matters consent (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping. Condition 2 lists the approved drawings and the variations sought are to allow changes to the external cladding, increase the extent of the roof top plant room to provide a larger weatherproof enclosure and minor changes to the proposed site layout.

In considering an application to vary a condition, the Authority has to consider only the question of the conditions that are the subject of the application, it is not a complete reconsideration of the application. If the Authority considers that planning permission may be granted subject to different conditions it can do so. If the Authority considers that the conditions should not be varied or removed it should refuse the application.

The changes to the site layout are very minor comprising an increase in the number of electric vehicle charging points from 5 to 10, an increase in the number of cycle parking spaces and some additional trees and seating. The changes would have no impact on the number of parking spaces proposed within the site and therefore the sole issue for consideration is whether the changes to the external

cladding and the additional roof top plant would have any adverse impact on the design of the proposed development and the character and appearance of the area.

The approved design comprised cladding with terracotta baguettes in front as a decorative feature and shading device. It is now proposed to remove the baguettes and show a more articulated cladding arrangement comprising flat panels, in differing widths, and ribbed panels with aluminium trim profiles between the panels. The panels would be dark grey as previously approved above a Staffordshire Blue brick plinth.

Changes are also proposed to the roof top plant area. The nature of the plant equipment requires a weatherproof housing as opposed to a screened off area as previously proposed. This would result in a larger enclosed area on the roof level but a reduced area of open, screened plant area. It is considered that the changes would be acceptable.

The proposed amendments to the elevations are minor and in the context of the existing buildings are considered appropriate. The high quality contemporary design and materials would be retained and the amended design would have no adverse impact on the character and appearance of the area

## 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 ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP4: Natural Assets

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

Policy E8: Keele University and Keele Science Park  
Policy N17: Landscape Character – General Considerations  
Policy N19: Landscape Maintenance Areas  
Policy T16: Development – general parking requirements

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

#### [National Planning Policy](#)

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

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

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

#### [Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan](#)

#### [Relevant Planning History](#)

- 05/01146/OUT (A) Full planning permission for engineering operations including plateau formation, earthworks, layout of road network, cyclepaths and footpaths, drainage works and other ancillary works  
(B) Outline planning permission for development for (a) academic function's; (b) staff and student residences; (c) employment uses directly related to or complementary to the University's core activities including conference, training, retail and leisure – for use of students, staff conference delegates and their visitors and in the case of leisure facilities for the wider community; (d) Class B1 uses directly related to the University's functional activities but excluding manufacturing or storage of large tonnages or mass production of goods - Approved
- 17/00934/OUT Proposed development for (a) academic functions; (b) staff and student residences; (c) employment uses directly related to or complementary to the University's core activities including conference, training, retail and leisure - for the use of students, staffs, conference delegates and their visitors and in the case of leisure facilities for the wider community; (d) Class B1 uses directly related to the University's functional activities but excluding manufacturing or storage of large tonnages or mass production of goods – Approved
- 20/00162/REM Reserved matters (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping pursuant to outline consent 17/00934/OUT – Approved

### Views of Consultees

The **Highway Authority** has no objections.

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

No comments have been received from **Keele Parish Council** or the **Environmental Health Division** by the due date and therefore it must be assumed that they have no comments to make.

### Representations

None received.

### Applicant's/Agent's submission

The application plans are available for inspection via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00222/FUL>

### Background papers

Planning files referred to  
Planning Documents referred to

### Date report prepared

29<sup>th</sup> March 2021