

OFFICER REPORT ON DELEGATED ITEMS

Applicant Keele University

Application No 12/00383/FUL

Location David Weatherall Medical School, Keele University

Description Single storey rear extension, two storey side extension and first floor side extension

Policies and proposals in the Development Plan relevant to this decision:

West Midlands Regional Spatial Strategy 2008

Policy PA4 Development related to H/FE and Research Establishments and Incubator Units

Policy QE1 Conserving and Enhancing the Environment

Policy QE3 Creating a High Quality Built Environment for All

Policy QE5: Protection and Enhancement of the historic environment

Policy QE6: The Conservation, Enhancement and Restoration of the Region's Landscape

Staffordshire and Stoke on Trent Structure Plan 2011

Policy D1: Sustainable Forms of Development

Policy D2: The Design and Environmental Quality of Development

Policy NC1: Protection of the Countryside: General Considerations

Policy NC2: Landscape Protection and Restoration

Policy NC17A: Historic Parks and Gardens: Protection

Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy CSP1: Design Quality

Policy CSP2: Historic Environment

Newcastle Under Lyme Local Plan 2011

Policy E8 Keele University and Keele Science Park

Policy N17 Landscape Character – General Considerations

Policy N19 Areas of Landscape Maintenance

Other Material Considerations

Relevant National Policy Guidance:

National Planning Policy Framework

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

Planning for Landscape Change – Supplementary Planning Guidance to the Structure Plan

The Secretary of State's announcement of his intention to abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Relevant Planning History

The medical school was built following the approval of a planning permission in 2001. No other permissions have taken place since at the site.

Consultation responses

Keele Parish Council supports the application stating the following, "The Parish Council notes and approves the fact that the extension to Medical School is well below the roofline of the building and cannot therefore have an adverse impact on the view from the urban core of Newcastle looking towards the much to be valued green amphitheatre surround to the town"

Environmental Health have no objections to the application subject to conditions relating to the following;

- Unexpected contamination
- Importation of soil/material

as well as an informative relating to importation of waste materials to facilitate construction

Conservation Advisory Working Party has no objections to the proposals.

Conservation Officer has no objections to the proposals.

Garden History Society has not responded within the statutory timeframe so it must be assumed that they have no comments to make.

The **Highway Authority** have no objections to the proposal. An assessment was made in regards to NTADS and no contribution is required as it is considered that this development proposal would not generate sufficient additional quantifiable trips onto the highway network within the PM peak.

The **Landscape Development Section** have no objections to the proposals subject to an appropriate condition ensuring that tree protection fencing is installed and maintained throughout the construction period for this development. They also specified that,

"From the information provided it appears that the proposed extensions, services and access track are at a sufficient distance from the adjacent woodland which is protected by Tree Preservation Order number 2. The installation of protective fencing will ensure that the woodland trees can be adequately protected throughout the construction phase"

Representations

No representations received.

Applicants/agents submission

The requisite planning and application forms were submitted. A design and access statement was also submitted.

Key Issues

The application is for full planning permission for a single storey rear extension, two storey side extension and first floor side extension. The extensions proposed are to be constructed in materials that match the existing property. The site lies within an area surrounded by the Green Belt, but not within it, and within an Area of Landscape Maintenance all as indicated on the Local Development Framework Proposals Map.

The main issue for consideration in this application is;

- Design of the Proposals taking into account its location adjoining a Grade II historic park and garden and within an area of landscape maintenance

Design of the Proposals

The building is a fairly modern designed building utilising a mixture of traditional materials and modern cladding. The proposal is to sympathetically extend the building in a manner that will not detract from the design of the original building. Due to the scale of the building, the proposed extensions will appear subordinate and the approach taken by the architect is to design the extension in a manner so that it appears as part of the original rather a design feature in its own right. This is felt to be a carefully considered approach and would provide a development that integrates well. The applicant has indicated that the materials would match the existing property which is felt to be acceptable and to ensure this is the case, a condition would be included as part of any permission.

In terms of the location of the proposed developments, this again appears to have been carefully considered and would not appear prominent (single storey extension) or extend further into the landscape in terms of scale and mass (first floor being built above existing footprint and two storey being built within existing projection limits of the building). The proposed development is not therefore considered to have an adverse impact upon the adjacent grade II historic park and garden or the area of landscape maintenance.

Other Matters

No highway safety concerns would be raised by the proposed development which is set on the wider university campus with parking spaces available as well as a regular bus service.

The conditions recommended by Environmental Health are felt to be justified in this instance as they cover eventualities that may occur and if they are not required they would not impact upon the development.

Due to the location of the proposals in relation to the nearest trees and the inclusion of a condition relating to tree protection fencing, the development would not have an

adverse impact upon the short term or long term future of trees covered by a tree preservation order.

Although details have been specified within the application form that solar panels are proposed on the roof, no details have been provided on the roof plan so it is assumed that no roof panels are proposed. If roof panels are proposed in the future they could still be undertaken as permitted development as long as they adhere with the conditions specified within the General Permitted Development Order.

Reason for the Grant of Planning Permission

The proposed development would assimilate well with the existing building in design terms utilising the same design principles and materials. The proposals would therefore have no adverse impact upon the setting of the Historic Park and Garden and the Area of Landscape Maintenance. The proposed development therefore accords with the principles of Policies D1, D2 and NC17A of the Stoke on Trent Structure Plan 1996-2011, policies N17 and N19 of the Newcastle under Lyme Local Plan 2011 as well as Policies CSP1 and CSP2 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006-2026 and the aims and objectives of the NPPF.

Recommendation

Permit subject to the following conditions;

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act.

2. The development hereby permitted shall be carried out in accordance with the following approved plans;

- Ground Floor Plan Proposed Drawing No: PL(SK) 01 Rev. E date stamped received by the LPA on 4th July 2012
- First Floor Plan Proposed Drawing No: PL(SK) 02 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Elevations (Sheet 1 of 2) Drawing No: PL(SK) 03 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Elevations (Sheet 2 of 2) Drawing No: PL(SK) 04 Rev. C date stamped received by the LPA on 4th July 2012
- Proposed Site Plan Drawing No: PL(SK) 07 Rev. B date stamped received by the LPA on 4th July 2012
- Roof Plan Proposed Drawing No: PL(SK) 10 Rev. A date stamped received by the LPA on 4th July 2012

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external facing materials to be used in the construction of the development hereby permitted shall be those specified within the application form and plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the visual amenities of the area and respect the location of the site in compliance with policy D2 and NC17A of the Staffordshire and Stoke on Trent Structure Plan 1996-2011, policy N19 of the Newcastle under Lyme Local Plan 2011 and the aims and objectives of the NPPF.

4. In the event that contamination is found or is suspected to be present, at the site when carrying out the approved development then development shall be halted (unless otherwise agreed in writing with the Local Planning Authority), and it must be reported in writing to the Local planning authority. An investigation and risk assessment must be undertaken, in accordance with the requirements of BS10175 (2001) – Investigation Of Potentially Contaminated Sites Code of Practice, BS8485 (2007) Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments, and CLR 11 Model Procedures For The Management Of Land Contamination, issued by The Environment Agency, and any remedial proposals submitted and agreed in writing prior to the recommencement of the development.

Prior to commencement of the proposed use of the site written confirmation that no contamination was found or suspected or if remedial actions were required independent validation that proposed remedial measures have been carried out in accordance with the agreed scheme. The validation report shall contain:

- (i) A full description of the works undertaken in accordance with the Remediation Proposals.
- (ii) Results of any additional monitoring or testing carried out between the submission of the Remediation Proposals and the completion of remediation works.
- (iii) Movement permits of all materials taken to and from the site
- (iv) A statement signed by the developer or the approved agent, confirming that all the works specified in the Remediation Proposals have been completed.

Reason: In accordance with the aims and objectives of the NPPF.

5. No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development a suitable methodology for testing this material should be submitted to the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency testing schedules criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority. Further information regarding the requirements of Newcastle under Lyme Borough Council can be obtained from <http://www.newcastle-staffs.gov.uk/general.asp?id=SXC118-A7804E47&cat=562> or 01782 742 595

Reason: In accordance with the aims and objectives of the NPPF.

6. Prior to the commencement of development, Tree Protection Fencing to BS5837:2012 should be installed for the adjacent woodland to the

North covered by Tree Preservation Order number 2. This protective fencing shall then be maintained throughout the construction period.

Reason: To ensure the protection of trees covered by Tree Preservation Order number 2 in accordance with policy N12 of the Newcastle under Lyme Local Plan.

Informative

Importation of waste materials to facilitate construction

You are advised that should any non virgin materials be brought onto site as part of the development e.g. construction and demolition arisings, road planings, recovered aggregates, or, should there be a need to dispose of materials on site for example by burying or burning that an exemption from a requirement to hold an Environmental Permit may be required from the Environment Agency. In certain cases an application for an Environmental Permit may be required.

Further details can be obtained from the Environment Agency:

Web: <http://www.environment-agency.gov.uk/>

Enquiries: 08708 506506

| Performance Checks | Date | | Date |
|-----------------------------|-----------------|----------------------|----------------|
| Consultee/ Publicity Period | 5/9/12 | Decision Sent Out | |
| Case Officer Recommendation | 11/9/12 | 8 Week Determination | 17/9/12 |
| Management check | 12/9 ESM | | |