DELEGATED DECISION REPORT

SMD/2020/0356 **Valid 13/07/2020**	**MILWARD HALL YOUTH CENTRE SALISBURY STREET LEEK**	**VARIATION OF CONDITIONS 1 AND 11 RELATING TO SMD/2018/0669** **(FULL PLANNING - SMALL-SCALE MAJOR APPS)**

MAIN ISSUES

- The impact on the character, appearance and amenities of the area.

DESCRIPTION OF SITE

The application site is within the development boundary of Leek and is a short distance to the west of the town centre. It comprises a former County Council "Youth Centre" building which faces Salisbury Street to the northeast. This is a red-brick and tile early 20th-Century building with two-storeys with high ceilings and a large pitched hipped roof and is also characterised by large and tall 6-light windows on the front and rear elevations. The surrounding area is densely developed and mostly Victorian in character comprising a mix of uses as expected in a location close to the town centre. On the opposite side of the road to the east lies a large "Tandoori" restaurant, a car repair garage and a Salvation Army building. There are further commercial uses on one side of the site to the north. To the rear and south side lie the rear gardens/yards of terraced houses which face Gladstone Street to the west and Strangman Street to the south. Within the site itself there is a parking area with an access onto Salisbury Street. The site is within a Conservation Area.

The building is currently being converted and extended to provide 16 apartments, implementing a recent planning permission.

PROPOSAL

This is a full planning application to vary conditions attached to the planning permission to convert the building into flats. The conditions are Conditions 1 and 11 of Planning permission SMD/2018/0669 which are as follows:

Condition 1: *The development hereby approved shall be carried out in exact accordance with the following submitted amended plans:*

2372-000
Amended Site Plan: 2372-406-C
2372-004 Revision C
2372-101 Revision C
2372-103 Revision C
2372-105 Revision C

Reason:-
To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.

Condition 11*: The development hereby permitted shall not be brought into use until the parking and turning areas have been provided and parking bays allocated in accordance with drawing no. 2372-406-C and these shall be retained for the lifetime of the development.*
Reason:-
In the interests of highway safety.

The reason for the variation is due to the proposed creation of a second pedestrian access to the building off Salisbury Street (the road along the frontage of the site) which would involve a new black metal railing style gate into the approved front boundary brick wall with railings above and therefore would have the same design as the gate approved. There would also be changes to the brick wall detail. The approved plans showed a brick plinth under the railings and the new plans show a number of brick piers separating the railings and either side of both pedestrian gates.

As a result of these changes, the conditions are required to be changed so that they refer to the new drawing which shows the proposed alterations to the wall and railings. This is the purpose of this new planning application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted September 2020)

DC1 – Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Sections 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0460: Conversion and extension of the building to provide 16 no. apartments. Approved in March 2018.

SMD/2018/0669: Variation of Conditions 10,12 and 13 of the above permission.

CONSULTATIONS

Publicity
Site Notice expiry date: 12.10.20
Neighbour consultation period ends: 12.10.20
Press Advert: 22.7.20

Public Comments

None.

Town / Parish Comments

Not unneighbourly.

OFFICER COMMENTS

The alterations to the railings and walls to create a second pedestrian access gate would not materially alter the overall character and appearance of the wall and railings and would not harm the character, appearance or amenities of the area. The new gates access would be onto a similarly wide footway by the side of the road and would not therefore affect highway safety. The conditions to be altered refer to previous approved drawing numbers. As those drawings would be replaced to show the new detail, the conditions would need to be varied to show the new drawing numbers so that development can proceed in accordance with the new plans.

CONCLUSION

The proposal alterations to the approved development would not harm the visual amenities or the surrounding environment in general and would comply with the Council's Local Plan as well as the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12/10/20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council