

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application number: 19/00203/REM



Mrs Carol Clarke
Bramhall Town Planning Ltd
3 Darwin Grove
Bramhall
Stockport
SK7 2DS

Applicant: Keele Hotel Developments Ltd and Keele University Science and Business Park Ltd

The Council of the Borough of Newcastle-under-Lyme in pursuance of powers under the above-mentioned Act hereby PERMIT the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

Description of development

Reserved matters (access arrangements within the site, appearance, landscaping, layout and scale) for the erection of a 150-bedroom hotel, car parking and associated infrastructure pursuant to outline consent 17/00934/OUT.

Location of development

Keele Science Park, Phase 3 Keele University

in accordance with the submitted plans and documents, subject to compliance with the conditions specified below. Failure to carry out the development in accordance with the permission/consent or to comply with any condition may make the permission/consent invalid and may lead to enforcement or other legal action.

This decision does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Date 6 June 2019

**Head of Planning & Development
Planning & Development Service
Directorate of Regeneration & Development**

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1. This approval of reserved matters relates to development for which outline planning permission was granted under application reference 17/00934/OUT on the 27th April 2018. The development shall be carried out in accordance with the conditions set out in the outline planning permission.
- R1. For the avoidance of doubt and to ensure that the development complies with the requirements and conditions of the outline planning permission and this approval of reserved matters.
2. The development hereby permitted shall be completed in accordance with the following approved plans and documents unless otherwise required by another condition of this permission:-
 - Topographical Survey Sheet 1 of 3
 - Topographical Survey Sheet 2 of 3
 - Topographical Survey Sheet 3 of 3
 - Drawing No. ST16883-L-100 Rev B Strategic Landscape Masterplan
 - Drawing No. ST16883-L-101B Structure Planting Plan
 - Drawing No. ST16883-L-102B Ornamental Planting Proposals (Sheet 1 of 2)
 - Drawing No. ST16883-L-103B Ornamental Planting Proposals (Sheet 2 of 2)
 - Drawing No. P001 Location Plan
 - Drawing No. P002 Existing (Part) Masterplan
 - Drawing No. P003 Existing Site Plan
 - Drawing No. P004 Proposed (Part) Masterplan
 - Drawing No. P005 Proposed Site Plan
 - Drawing No. P006 Proposed Ground Floor Plan
 - Drawing No. P007 Rev A Proposed First Floor Plan
 - Drawing No. P008 Rev A Proposed Second Floor Plan
 - Drawing No. P009 Rev A Proposed Third Floor Plan
 - Drawing No. P010 Rev A Proposed Fourth Floor Plan
 - Drawing No. P011 Rev A Proposed Fifth Floor Plan
 - Drawing No. P012 Proposed Roof Level (Plant Room) Plan
 - Drawing No. P013 Proposed Elevation (A-A)
 - Drawing No. P015 Proposed Elevation (C-C)
 - Drawing No. P016 Proposed Elevation (D-D)

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- Drawing No. P017 Proposed Elevation (E-E)
- Drawing No. P019 Proposed Elevation (G-G)
- Drawing No. P020 Proposed Elevation (H-H)
- Drawing No. P021 Proposed Elevation (J-J)
- Drawing No. P022 Proposed (Part) Elevation (A-A)
- Drawing No. P024 Proposed (Part) Elevation (C-C)
- Drawing No. P026 Proposed (Part) Elevation (E-E)
- Drawing No. P029 Proposed (Part) Elevation (H-H)
- Drawing No. P030 Proposed (Part) Elevation (J-J)
- Wardell Armstrong Arboricultural Impact Assessment (February 2019)

R2. For the avoidance of doubt and in the interests of proper planning.

3. No above ground construction shall commence until samples of the external facing materials of the hotel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

R3. In the interests of visual amenity in accordance with the aims and objectives of the National Planning Policy Framework (2019).

4. The development shall not be brought into use until the access, parking, turning and servicing areas have been provided in accordance with the approved plans which shall thereafter be retained for the approved use only for the life of the development.

R4. In the interests of highway and pedestrian safety and to comply with the aims and objectives of the National Planning Policy Framework (2019).

5. The staff cycle parking store shall be provided in accordance with the approved plans prior to the development first being brought into use and shall thereafter be retained for the life of the development.

R5. In the interests of highway and pedestrian safety and to reduce dependency on the motor vehicle in accordance with the aims and objectives of the National Planning Policy Framework (2019).

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6. Notwithstanding any details shown on the approved plans and before the development is brought into use, details of secure weatherproof cycle parking for visitors shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details before the development is first occupied and be retained for the life of the development.
- R6. In the interests of highway and pedestrian safety and to reduce dependency on the motor vehicle in accordance with the aims and objectives of the National Planning Policy Framework (2019).
7. No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including a timetable) to promote travel by sustainable modes which are acceptable to the Local Planning Authority. The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually on each anniversary, for a period of five years, from first occupation of the development permitted by this consent.
- R7. In the interests of highway and pedestrian safety and to reduce dependency on the motor vehicle in accordance with the aims and objectives of the National Planning Policy Framework (2019).
8. The development shall be carried out in accordance with all recommendations of the Wardell Armstrong Arboricultural Impact Assessment (dated February 2019).
- R8. In the interests of visual amenity and in accordance with the requirements of the National Planning Policy Framework (2019).

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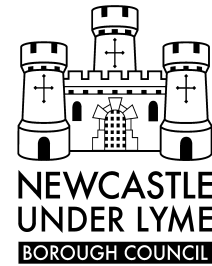
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9. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement and updated Tree Protection Plan to BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- R9. In the interests of visual amenity and in accordance with the requirements of the National Planning Policy Framework (2019).

Reason for the condition being a pre-commencement condition:

All stages of the construction process can result in damage and harm to trees.

10. Within 3 months of the commencement of development, precise details of the line of the pedestrian and cycle link from Keele Road into the site, including the position and species of trees adjoining the line of the link, shall be submitted to and approved in writing by the Local Planning Authority. The link shall be provided in accordance with the approved details prior to occupation of the development and shall be retained for the life of the development.
- R10. In the interests of visual amenity and to reduce dependency on the motor vehicle in accordance with the requirements of the National Planning Policy Framework (2019).
11. At least 40 parking spaces, including at least 2 of the disabled parking spaces, must be provided with a fully dedicated electric vehicle charging point. All other parking spaces shall be provided with passive wiring to allow future charging point connection. Charge points shall be a minimum of 32Amp with Type 2 Mennekes connections, or equivalent, Mode 2 (on a dedicated circuit).
- R11. To ensure an adequate provision of spaces for charging plug-in vehicles and to sustain compliance with the adopted Newcastle-under-Lyme Borough Council Air Quality Action Plan 2019 to 2024 as per the objectives within paragraphs 105 and 181 of the National Planning Policy Framework 2019.

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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.

Notes to the applicant

You are advised that a report has been prepared which provides more details on the consideration of this proposal. The report is viewable as an "associated document" on line at <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00203/REM>

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Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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