



PLANNING COMMITTEE

6th August 2024

Tuesday, 6th August, 2024, 6.00 pm in Town Hall, Market Street, Tamworth

SUPPLEMENT – ADDITIONAL DOCUMENTS

Further to the Agenda and Papers for the above meeting, previously circulated, please find attached the following further information, which was not available when the agenda was issued:

Agenda No. Item

d 0367-2023 South Staffs College Appendix A (Pages 3 - 8)

Application no:	0367/2023
Proposal:	Demolition of all existing buildings
Location	South Staffordshire College Croft Street Tamworth Staffordshire B79 8AE

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. C. V.'.

Chief Executive

To Councillors: L Wood, C Adams, M Clarke, R Claymore, G Coates, D Foster,
R Kingstone, K Norchi, P Pallett, L Smith, S Smith, M Summers and
P Turner.

PLANNING COMMITTEE

0367/2023

APPLICATION FOR CONSIDERATION

UPDATE REPORT

REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION

Application Reference	0367/2023
Proposal	Demolition of all existing buildings
Site Address	South Staffordshire College Croft Street Tamworth Staffordshire B79 8AE
Case Officer	Glen Baker-Adams
Recommendation	Planning Committee

1. Grant planning permission

1. **Introduction**

- 1.1 This is a supplementary report following the deferral of the original planning application at the committee of 5th June 2024.
- 1.2 Members agreed to defer the application for consideration only so as to allow further information regarding highways impacts to be obtained.
- 1.3 The previous application was considered to suitably deal with these issues reporting that the plans submitted show that safe entrance and exit can be achieved for vehicles that are likely to carry out the work. A temporary parking restriction will also be imposed to allow this to occur safely.
- 1.4 Since this meeting, Staffordshire County Council have provided additional information on the consultation response. This can be found at appendix A.
- 1.5 All the other considerations remain the same as the previous report which is attached to this supplementary report

2. **Policies**

2.1 **Local Plan Policies**

SU1 Sustainable Transport Network
 SU2 Delivering Sustainable Transport

2.2 National Planning Policy

National Planning Policy Framework 2021
National Planning Practice Guidance 2014-

4. **Equality and Human Rights Implications**

- 4.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.
- 4.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the

peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

7. **Planning Considerations**

7.1. Highway Safety

7.1.1 There have been no additional submissions made since the consideration of the application at the June committee but a revised consultation response has been received from Staffordshire County Council highways. This provides additional information including that the scope of works includes general site clearance and removal of asbestos containing materials followed by the demolition of building on the college site. It also confirmed that Initial information was submitted which lacked details. After further discussions with the applicant the following information was submitted relating to the likely traffic movement during the demolition phase.

7.1.2 Furthermore, it states that the asbestos removal and demolition works document details the likely works to be carried out. The document also states that a demolition contractor will be appointed following a tender process who will be responsible for producing detailed method statements and risk assessments for all works.

7.1.3 A new section on access has been included on the response which confirms access and egress will be as existing via a one way system. Croft Street from the exit / egress benefits from controlled parking in the form of double yellows on both sides of the carriageway. Therefore, there will not be any conflict with parked vehicles. However, there are no restrictions on parking along the access to the site and this will have to be managed.

7.1.4 Working Hours are limited to Monday to Fridays between 0800 and 1800 and Saturdays between 0800 and 1300.

7.1.5 Parking in general will be provided within the site for all user and visitors. The demolition of the college would have heavy vehicles on the road but as per above these are few in numbers 1 to 2 per day and will not have severe impact on Croft Street or the local highway network.

7.1.6 Finally, with further discussions and agreement with the applicant, an additional condition has been included for a Traffic Management Plan that will show how parking will managed for further agreement by the Staffordshire County Council highways department.

7.1.7 As a result of this, the application continues to be considered in full accordance with SU2 of the Tamworth Local Plan 2006-31 and the NPPF.

8. **Conclusion**

8.1 There are no further updates and the application remains to approve in line with the considerations outlined in the report of the committee of 5th June 2024.

8.2 The additional condition will read:

Prior to the commencement of development a Traffic Management Plan shall be submitted to and approved by the local planning authority. The Traffic Management Plan shall be adhered to for the lifetime of the demolition works.

Reason: In the interests of highway safety, residential amenity and to accord with policy SU2 of the Tamworth Local Plan 2006-31.

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Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Tamworth Borough Council
 Tamworth Borough Council
 Marmion House
 Lichfield Street
 Tamworth
 B79 7BZ
Application Type: FULL

Applicant:
 Homes England One Friargate, Coventry, United Kingdom,
 CV1 2GN

Officer: Nawaz Malik

Our Reference: T03672023

District Reference: 0367/2023

Date Received: 19-Dec-2023

Date Responded: 23-Feb-2024

Particulars of Development:
 Demolition of all existing buildings

Location of Development:
 Tamworth and Lichfield College , Croft Street, Tamworth, Staffordshire, B79 8AE

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jan-2024

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Croft Street either side of the property accesses for the previous five years.

Background

Croft Street is an unclassified road (Road No. ZU6036) with a speed limit of 30 mph. Croft Street has footways on either side of the carriageway. The road is lit.

Description of Proposal

Demolition of all existing buildings. The scope of works includes general site clearance and removal of asbestos containing materials followed by the demolition of building on the college site.

Comment on Information submitted

Initial information was submitted which lacked details. After further discussions with the applicant the following information was submitted relating to the likely traffic movement during the demolition phase.

Additional information has been provided to show estimated number and type of vehicles during the demolition phase. It is expected that:

- Total of 40 x 8-wheeler wagon movements to remove scrap metal, timber, and non-recyclable materials over the demolition period is predicted.
- This is on the basis that the car park tar macadam is left in situ and will not need to be removed from site and that all other materials e.g. concrete and brick is crushed and retained on site. Further information shall be provided if these are required to be removed – providing numbers and type of vehicles.

An Asbestos Removal and Demolition Works document has been provided which details the likely works to be carried out. The document also states that a demolition contractor will be appointed following a tender process who will be responsible for producing detailed method statements and risk assessments for all works.

Access

Access / egress will be as existing via a one way system. Croft Street from the exit / egress benefits from controlled parking in the form of double yellows on both sides of the carriageway. Therefore, there will not be any conflict with parked vehicles. However, there are no restrictions on parking along the access to the site and this will have to be managed.

Working Hours

This is limited to:

- Monday to Fridays between 0800 and 1800
- Saturday between 0800 and 1300

Parking

All parking will be provided within the site for all user and visitors.

The demolition of the college would have heavy vehicles on the road but as per above these are few in numbers 1 to 2 per day and will not have severe impact on Croft Street or the local highway network.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 All work for the Demolition works shall be carried out in line with Asbestos Removal and Demolition Works document 784-B049849 Revision C04. All site operations shall be undertaken strictly in accordance with the approved document for the duration of the programme.
- 2 Traffic Management Plan shall be submitted and approved by the Local Planning Authority before any works on site including how the residential parking will be managed.
- 3 Revised document / further information shall be provided if there are additional material to be removed from site before any works at that stage is carried out.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority