

**PLANNING COMMITTEE**

**0367/2023**

**APPLICATION FOR CONSIDERATION**

**UPDATE REPORT**

**REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION**

<b>Application Reference</b>	0367/2023
<b>Proposal</b>	Demolition of all existing buildings
<b>Site Address</b>	South Staffordshire College Croft Street Tamworth Staffordshire B79 8AE
<b>Case Officer</b>	Glen Baker-Adams
<b>Recommendation</b>	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 5<sup>th</sup> 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 5<sup>th</sup> 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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