

Public Document Pack

Date of meeting Tuesday, 15th September, 2015
Time 7.00 pm
Venue Council Chamber, Civic Offices, Merrial Street,
Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Julia Cleary

Planning Committee

SECOND SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 4b Application for Major Development - Former Maxims, Lower Street / Stanier Street, Newcastle. 15/00498/FUL and 15/00499/LBC (Pages 3 - 6)
- 9a Application for Other Development - Bar Hill Villa, Bar Hill Road, Onneley. Mr D Johnson. 15/00638/FUL (Pages 7 - 8)
- 11a List of Local Validation Requirements for planning and listed building consent applications (Pages 9 - 40)
- 13a Application for Financial Assistance (Historic Buildings Grant) - Smithy House. 4 Highway Lane, Keele and Churchyard wall at St Thomas' Church (Pages 41 - 42)
- 15 Consultation by Stoke City Council on application 58703/FUL for land at Copshurst Quarry, Lightwood Road, Longton (Pages 43 - 44)

Members: Councillors Baker (Chair), Braithwaite, Cooper, Fear, Hambleton, Heesom, Mancey, Northcott, Owen, Proctor, Reddish (Vice-Chair), Simpson, Turner, Welsh, Williams and Williams

PLEASE NOTE: The Council Chamber and Committee Room 1 are fitted with a loop system. In addition, there is a volume button on the base of the microphones. A portable loop system is available for all other rooms. Should you require this service, please contact Member Services during the afternoon prior to the meeting.

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th September 2015

Agenda item 4

Application numbers **15/00498/FUL & 15/00499/LBC**

Maxims, Lower Street /Stanier Street, Newcastle

The **applicant's agent** is concerned that the report insofar as it describes the care apartments as 'self-contained independently occupied apartments' is misleading and requires clarification.

Their client would like to stress that whilst the physical layout of the apartments would allow for independent living, these units will have a direct relationship with the care home with both care and support available and provided to tenants, all of whom are likely to be in receipt of care services to differing degrees during their occupation of the unit. Essentially tenants of the care apartments will be living within a 'supervised' environment, albeit with a greater degree of independence compared with the occupants of the 74 householder bedrooms.

They advise that occupants of care apartments in other Belong villages are typically over 82 years of age and are likely to be in need of care and/or support, having moved into the village because they need to access the care and support that is on offer to allow them to live as independently as possible but within a supervised environment. For most occupants care needs increase during their tenancy of the care apartment.

The Belong Village Community fee (i.e. Service Charge) to care apartment tenants is typically about 50% higher than a standard retirement property development such as McCarthy and Stone since it includes a **mandatory** charge for Care and Support Services. This service includes the:

- provision of a nurse call system
- an emergency response to calls, including a dedicated night Support worker
- a daily check and record of support provided
- an individual support plan for each tenant

The support plan delivered depends on the individual tenant's needs, however it includes areas such as

- assistance settling in
- ensuring medication has been taken
- support to attend village activities
- removing rubbish
- a handyman service
- arranging GP and other health appointments
- shopping service or meals delivery from bistro
- assisted bathing
- posting letters and parcels
- assistance with skypeing/email to relatives

A significant amount of staff time each week is allocated to provide these support and care services to residents of the apartments. In addition to direct care such as ensuring medication is taken, apartment residents will also have assistance from a variety of extra support staffing. They also have access to the full range of care home support facilities.

Their client believes the apartments are an integral part of the Belong Care Village and on this basis that the care apartments fall within Use Class C2.

Your officer, in the light of the information provided now accepts that it would be appropriate to consider the whole development as falling within Class C2 and accordingly, applying the approach set out in the Affordable Housing SPD, there would be no requirement either for the provision of affordable housing on site or for a financial contribution towards off-site affordable housing provision.

With respect to the comments received from the 'Waste Management Division' they confirm that an initial discussion with the Division concluded that 22 Eurobins would be required based on the size of the development. However Belong will use a private waste contractor to service the entire care village development, therefore the bin store capacity has been designed to reflect the capacity of existing Belong Village developments which use a lesser number of bins which are emptied on a higher frequency rota. On this basis the requirement (indicated by recommended condition 4 with respect to the planning application) to revise this element of the scheme is no longer necessary, and this condition is withdrawn from the recommendation.

With respect to the comments from the 'Police Architectural Liaison Officer' the agent wishes the Committee to be aware that the revised drawings submitted show gates installed to the car park.

When submitting the revised proposals referred to in the report the agents advised that changes were a response to comments and responses received on the application regarding the linking block and an alternative design solution is put forward for the new link element (the building core element of the Lower Street façade) between the retained Maxims building and the care apartments. Feedback received raised a concern regarding the proportions and flat expanse of brick across this part of the elevation. They indicate that Pozzoni's revised designs address this by achieving tall vertical recesses and altering the proportion of the curtain wall 'picture window' which now relates in scale to the grouping of windows on the Maxims façade.

Since the receipt of the revised proposals which include the revision of the 'link' building the **Conservation Advisory Working Party** has considered them. Whilst it is understood that they do not strongly object to the revised link element they have commented that they feel that the amended plans for the elevation are not an improvement on the previous scheme. The previous scheme was more acceptable, to them because of its simpler approach. The amended scheme they consider to be extremely fussy. The Working Party would also prefer the ground floor elevation to be built from blue bricks rather than grey render which will help to link the two new elements together.

The Council's **Conservation Officer** similarly notes the revised scheme and the reason for adding in the vertical recess, changing the proportions of the picture window. The original submission was unfussy and she is not sure that the revised elevation for the link improves the appearance for the better. A reduction in the brick parapet and just adding in the brick detailing at the top to give the appearance of a slightly reduced proportion to the upper section would have been enough in her view.

Your Officer has considered carefully the various views expressed. The revised proposal does reduce slightly the height of the link, and the coloured up drawings suggest that it would not actually be an overfussy feature, in the context of the development as a whole, and the realignment and reduction in size of the 'picture window' at first floor level, the introduction of an element of verticality in the recesses, and an imaginative solution to practical problems of venting of the plant room within the structure, are all positive features of the revised scheme. **The recommendation is to accept the revised scheme.**

One of the elements of the works to the Maxims building which had caused some concern was the proposal to infill the cellar. Detailed engineering, maintenance and ventilation reasons have been given for this and the Conservation Officer, now accepts that providing there is what is termed Level 2 recording of the fairly modest cellar area this aspect of the proposal should be accepted. Whilst there is little historic fabric left inside the building it is a

Grade 2 rather than Grade 2* or Grade 1 Listed building. The Listed building conditions will need to reflect this recording requirement.

The agenda report indicated that to be policy compliant affordable housing provision, a contribution towards public open space improvement and maintenance and a contribution towards travel plan monitoring would all be required. As indicated above, following the receipt of additional information affordable housing is no longer considered to be required.

As indicated in the report any decision not to seek such contributions should be made on the basis of evidence. Normally this would involve seeking the advice of the District Valuer to obtain an independent expert appraisal. That, for reasons of timing, has not been done in this case.

However the applicant has submitted a Development appraisal and this has been reviewed by your Officer in conjunction with one of the Property Managers employed by the Council. He has broadly confirmed the projected proceeds and costs and notes that the projected profit rate is significantly below that which would normally be expected, even with a very substantial Heritage Lottery Fund grant.

Secondly contact has been made with the Heritage Lottery Fund – they have confirmed that the application by Belong is being considered by the Heritage Lottery Fund (HLF) Committee for the West Midlands on 22 September. This is a second round Heritage Enterprise application which is going forward with a positive recommendation. The fact that the application is at this advanced stage means that they do consider there to be a conservation deficit which is supported by their expert advisors. The level of that conservation deficit is however commercially sensitive information and they do not feel that they are able to release that information to any third party at this stage.

Given that in effect two separate expert assessments as the inability of the scheme to fund any Section 106 contributions have been provided, although not in one case directly to the Council, and the degree to which the scheme is falling financially short, your Officer is fully satisfied that the scheme cannot support any Section 106 contributions.

In considering whether or not to refuse the application on the grounds that it does not make policy compliant contributions to public open space and travel plan monitoring, members should note the guidance in the NPPF that is repeated within the second paragraph of key Issue No.9 in the main report. Your Officers consider that the scheme represents a significant and probably once and for all opportunity to deliver a development that secures the future of a significant “at risk” Grade II building in a sympathetic manner, whilst at the same time completing the development of a brownfield site close to the town centre and making provision for special housing needs. The importance of bringing forward this town centre site for development to maintain the momentum of investment into the town centre cannot be underestimated. There is no basis, given the information received and the degree of public subsidy already being sought, to consider that the financial situation will materially change over time, so a financial appraisal review mechanism in the event of the development not proceeding is not sought in this case, particularly as it would almost certainly end the possibility of an HLF grant being obtained, which is fundamental to the scheme progressing.

The recommendation with respect to the planning application is accordingly now amended so as to delete any reference to contributions or Section 106 agreement being required, and condition 4 is no longer proposed.

The recommendation with respect to the application for listed building consent remains as per the agenda.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th September 2015

Agenda item 9

Application ref. 15/00638/FUL

Bar Hill Villa, Bar Hill Road, Onneley

Since the preparation of the main agenda report two further representations in support of the application have been received which are summarised below:

- The development will bring extra trade to the local area and is putting Onneley/ Madeley area on the map
- The countryside is for everybody to enjoy
- It is a peaceful and well-kept site
- When staying at the site, visitors use the local facilities such as the pub, shops and restaurants

The representations do not raise any fresh issues that have not been addressed within the agenda report.

The RECOMMENDATION remains as that set out in the main agenda report.

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th September 2015

Agenda item 11

List of Local Validation Requirements for planning and listed building consent applications

The consultation period has now ended and a further 2 responses have been received. The additional responses received and your Officer's suggested response to them are summarised in the Table below. Amendments reflecting the suggested responses have been made to the original draft and the proposed final document, with all amendments arising from the consultation process highlighted in grey, is attached as an Appendix to this report.

Consultee	Comments received	Proposed response
Staffordshire County Council Environmental Advice Team	<p>1. To improve clarity the following text should be added at the end of column 3 (Types of applications and geographic location(s) that require this information) of information item 4 'Biodiversity survey and report'. <i>Planning applications that may affect protected sites or species, habitats or species of principal importance, or significant geological/geomorphological features require submission of survey and assessment information to show how the proposed development may affect these environmental assets.</i></p> <p>2. Addition of reference to assessment of impacts on ecological condition of water courses and bodies added to column 4 (what information is required) of information item 4 given the Water Framework Directive requirements.</p> <p>3. In column 4 of information item 4 the words 'and species' should be added to the end of the 4th paragraph, which starts "Assessment/survey information..."</p> <p>4. Column 5 (where to look for assistance) of information item 4 should have reference to PPG9 removed, as replaced by NPPF; reference to the Conservation (Natural Habitats) Regulations removed as replaced by The Conservation of Habitats and Species Regulations 2010; now Chartered Institute of Ecology and Environmental Management; reference to the most up to date Good Practice Guidelines of the Bat Conservation Trust to be included; reference to BS 42020:2013 Biodiversity - Code of practice for planning and development and Defra/Natural England standing advice on protected species and sites added.</p> <p>5. Links to guidance on SuDS could be added</p>	<p>1. Agreed, amendment made.</p> <p>2. Agreed, amendment made.</p> <p>3. Agreed, amendment made.</p> <p>4. Agreed, amendments made.</p> <p>5. Agreed, amendments made.</p>

	<p>to column 5 of information item 7 'Flood Risk Assessment and Sustainable Drainage'.</p> <p>6. Reference to the latest version of the Landscape Institute's and Institute of Environmental Management and Assessment' Guidelines for Landscape and Visual Impact Assessment should be referred to in column 5 of information item 10 'Landscape and Visual Impact.</p> <p>7. Reference to the technical guidance published by the Landscape Institute on photography and photomontage in landscape and visual assessment worth noting in column 5 of information item 15 'Photomontages'.</p> <p>8. Reference to the Historic Urban Character Areas identified Newcastle-under-Lyme Extensive Urban Survey (2009) and Betley Historic Character Assessment should be included in column 3 of information item 8 'Heritage Asset Statement.</p> <p>9. Emphasis should be given to early consultation with Historic England if there is a potential impact on the setting of a Grade I and II* listed buildings etc at information item 8.</p> <p>10. Change the wording of the sentence at the start of the second paragraph of column 4 of information item 8 to "<i>Where the development has the potential to impact archaeological remains...</i>"</p> <p>11. Reference to early consultation with Staffordshire County Council Historic Archaeologist should be added to the statement which starts "in some cases the developer may need to submit a proposed written scheme of investigation". In addition that consultation should be given to the Historic Environment Record as a minimum as required by NPPF (both relating to column 4 of information item 8).</p> <p>12. Full title of the relevant section PPG referred to in column 5 of information 8 should be included.</p> <p>13. Reference to Rights of Way should be added to the list with the Definitive Map of Public Rights of Way identified as the data source.</p>	<p>6. Agreed, amendments made.</p> <p>7. Agreed, amendments made. The guidance also added to information item 10.</p> <p>8. Agreed, amendments made.</p> <p>9. Agreed, amendments made.</p> <p>10. Agreed, amendments made.</p> <p>11. Agreed, amendments made.</p> <p>12. Agreed, full title provided and link to relevant chapter included. Similar amendments have been made to other references to the PPG and additional references included where it is considered that this would be of assistance.</p> <p>13. Without further comment as to what are the specific policy drivers for the inclusion of this information item, the types of application that require this information and the information that would be required, it cannot be concluded that this matter accords with national guidance on local validation requirements. Amendment not agreed.</p>
Environmental Health	1. Amendments/additions suggested to column 5 of information item 3 'Air Quality Assessment'	1. Agreed, amendments made.

<p>Division</p>	<p>suggested.</p> <p>2. New information item relating to Environmental Impact Assessments recommended.</p> <p>3. Amendment to information item 24 'Ventilation/Extraction Statement' to include reference to flues and the replacement of the text in column 3 and 4.</p> <p>4. New information item relating to Lighting Assessment recommended.</p> <p>5. Amendments/additions suggested to column 5 of information item 12 'Noise and Vibration Assessment' suggested.</p> <p>6. New information item relating to Odour assessment recommended.</p> <p>7. Reference to Air Quality Management Areas and Action Plans to be included in column 5 of information item 22 'Travel Plan'.</p>	<p>2. The requirement to undertake Environmental Impact Assessments is governed by specific legislation and is already a requirement in respect of certain applications. This is not a 'local' requirement, therefore, and as such amendment not agreed.</p> <p>3. Agreed. Information item title to be amended to 'Ventilation /extraction and flues' and text in columns 3 and 4 to be replaced with that provided.</p> <p>4. Such a requirement was omitted following the last review of the list in 2013 on the basis that there was not a clear policy driver to justify its inclusion. The policy context is unchanged. Amendment not agreed.</p> <p>5. Whilst some of the amendments suggested are agreed, it is considered that the suggested change to the links to the BS documents as included (which would take the reader straight to the document referred to), to one which would take you to the BSI group home page (where the reader would have to search for the relevant document) is not agreed.</p> <p>6. Whilst odour has been an issue in a number of recent applications it is not considered that the NPPF provides a clear policy driver that justifies the inclusion of this information item. Such information can still be required to support an application if justified, but this should not form part of the validation requirements.</p> <p>7. Whilst there is currently no information available on the website, and as such it would not be possible to provide a link to such documents, it would be appropriate to refer to such matters as where to look for further assistance.</p>
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Recommendation

That Committee approves the revised List of Local Validation Requirements, attached as an Appendix to this report, for publication on its website and use in the validation process.

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APPENDIX – Revised List of Local Validation Requirements addressing consultation responses

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
1 Affordable Housing Statement	<p>NPPF - paragraphs 47, 50, 54, 89, 159, 173, 174 and 177. To view click here and here</p> <p>CSS Policy CSP6. To view click here</p>	<p>Urban area - developments of 15 or more dwellings as designated in the CSS.</p> <p>Rural area – developments for 10 dwellings or more or those that have a combined gross floorspace of more than 1000 square metres</p> <p>To view proposals map for the above click here</p> <p>Where the proposal is for affordable housing on a “rural exceptions site.”</p>	<ul style="list-style-type: none"> • Details of the numbers of residential units; • the mix of units with nos. of habitable rooms and/or bedrooms; • floor space of habitable areas; • if different levels or types of affordability or tenure are proposed for different units this should be fully explained; • details of any RSL acting as partners in the development 	<p>Affordable Housing SPD. To view click here</p>
2. Agricultural Land Quality Assessment	<p>NPPF - paragraph 112. To view click here</p>	<p>Development involving agricultural land of Grades 1, 2 or 3a.</p>	<p>The Assessment should consider the following issues:-</p> <ul style="list-style-type: none"> • The degree to which soils are going to be disturbed/harmed as part of this development and whether ‘best and most versatile’ agricultural land is involved. <p>This may require a detailed survey if one is not already available. For further information on the availability of existing agricultural land classification (ALC) information see www.magic.gov.uk. Natural England Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile</p>	

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
2. Agricultural Land Quality Assessment (continued)			<p>agricultural land also contains useful background information.</p> <ul style="list-style-type: none"> If required, an agricultural land classification and soil survey of the land should be undertaken. This should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The Environmental Statement should provide details of how any adverse impacts on soils can be minimised. Further guidance is contained in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 	
3 Air Quality Assessment	<p>NPPF – paragraphs 109, 120 and 124. To view click here</p> <p>CSS Policy SP1, SP3 and CSP1. To view click here</p>	<p>There are three types of development of relevance:</p> <ul style="list-style-type: none"> major development that may its own bring about on new or increased air quality problems; specific types of development where impact should be understood in case they bring about an air quality problem; and small to medium sized development proposed for an area already with an existing air quality problem. 	<p>A demonstration of the likely changes in air quality or exposure to air pollutants, as a result of a proposed development (including preparation, construction, and demolition phase). Where possible these changes will be quantified, although in some instances a qualitative assessment may be sufficient (in consultation with the Environmental Protection team).</p> <p>Ultimately the planning authority has to use this information to decide the “significance” of the air quality impacts,</p>	<p>Planning Practice Guidance – Air Quality. To view click here</p> <p>The Newcastle Under Lyme Air Quality Management areas, Action Plan and AQS. (To be added when confirmed)</p> <p>IAQM construction dust guidance (and mitigation guidance) – To view click</p>

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3 Air Quality Assessment (continued)		<p>These three types are described below.</p> <p>All planning applications which involve development within the Borough (should provide the relevant information by way of an Air Quality assessment):</p> <ul style="list-style-type: none"> • Large residential development. (>100 dwellings or 10K square metres floor space) • Major commercial development (e.g. superstore, commercial development). • Industrial development requiring PPC registration. • Schools and hospitals. <p>The following types of planning applications also require an assessment of air quality, following consultation with the Environmental Protection team:</p> <ul style="list-style-type: none"> • Proposals that include biomass boilers or CHP plant (there is no established criterion for the size of plant that might require assessment. Reference should be made to the Environmental Protection UK's guidance on biomass); • Smaller industrial process (those falling under PCC registration thresholds); <p>In addition, if the following planning application is within an Air Quality Management Area the following developments also require an air quality assessment:</p>	<p>including cumulative impacts in the locality, and thereby the priority given to air quality concerns in determining the application. The assessment therefore needs to provide sufficient information to allow this decision to be made.</p> <p>The proposed assessment methodology should be agreed with the LPA. If a quantitative approach is taken then this will be either a screening or detailed assessment. The basis of the assessment should be to compare the air quality following completion of the development with that expected at that time without the development.</p> <p>Applications within the AQMA will need to consider air quality, both in terms of any increase in levels and in terms of the effect of the existing levels of air quality on the residents or users of the development itself.</p> <p>A development, particularly one within the AQMA, could be designed to mitigate the impact on, and from, air quality.</p>	<p>here</p> <p>IAQM/EPUK Guidance on land use planning and development control: Planning for air quality here</p> <p>Chimney Height Approval Form. To view click here</p> <p>To discuss this in further detail contact the Environmental Protection Team 01782 742590/ envprotection@newcastle-staffs.gov.uk</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
3 Air Quality Assessment (continued)		<ul style="list-style-type: none"> • Small and medium sized residential development (1-99 dwellings and 0 - 10K square metres floor space); • Schools, hospitals and care homes. 		
4 Biodiversity survey and report	<p>NPPF – paragraphs 109, 117, 118, 119 and 192. To view click here and here</p> <p>LP Policies N2, N3 & N4. To view click here</p>	<p>If the application includes the modification, conversion, demolition of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> • All agricultural buildings particularly of traditional timber framed building (e.g. barn) or traditional farm building. • All buildings with weather boarding, hanging tiles or soffit boxes that are within 200m of woodland and/or water, are close to lines of trees and/or a network of hedges; or to mature gardens, parks, cemeteries or other urban open space. • Pre-1960 detached buildings and structures within 200m of woodland and/or water; • Pre-1914 buildings within 400m of woodland and/or water; • Pre-1914 buildings with gable ends or slate roofs, regardless of location; • All caves, tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; • All bridge structures, aqueducts and 	<p>Where survey information is required, the application should be accompanied by:</p> <ul style="list-style-type: none"> • An initial ecological assessment of the site. • Impact on the ecological condition of water courses and bodies. • Full ecological report including likely impact of the proposal and mitigation measures, if required as a result of the initial assessment. <p>Reports should include reference to international statutory sites subject to The Habitats Regulations (ie Special Protection Areas (SPAs), Special Area of Conservation (SACs) and Ramsar sites; Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs); Local Nature Reserves (LNRs) and local wildlife sites; and Regionally Important Geological Sites (RIGS); legally protected species; biodiversity habitats and species; geological and geomorphological features.</p> <p>If a development is likely to have an impact on an internationally or nationally</p>	<p>The Wildlife and Countryside Act 1981 (as amended)</p> <p>The Conservation (Natural Habitats etc) Regulations 1994</p> <p>The Protection of Badgers Act 1992</p> <p>To access the above legislation click here</p> <p>Circular 06/2005 The Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system. To view click here</p> <p>Planning for Biodiversity and Geological Conservation: A Guide to Good Practice. To view click here</p> <p>Planning Practice Guidance</p>

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INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
4 Biodiversity survey and report (continued)		<p>viaducts (especially over water and wet ground).</p> <p>Proposals involving lighting of churches and listed buildings. Flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.</p> <p>Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.</p> <p>Proposals affecting:</p> <ul style="list-style-type: none"> • mature and veteran trees that are older than 100 years; • trees with obvious holes, cracks or cavities, • trees with a girth greater than 1m at chest height; <p>Proposals affecting quarries and natural cliff faces and rock outcrops with crevices, caves or other fissures.</p> <p>Proposed development affecting any buildings, structures, feature or locations where protected or priority species are known or strongly suspected to be present</p> <p>Where there are no existing great crested newt records: ponds within 500 m of</p>	<p>designated area (Natura 2000 site, Site of Special Scientific Interest) the application should be supported by a report identifying the interest features of the site that may be affected. A full assessment of the likely effects of the development, and avoidance and or mitigation measures if applicable should be included. It is advisable for applicants to seek advice on the scope of the assessment from Natural England prior to the submission of the application in these circumstances.</p> <p>Assessment/survey information will normally be required on developments that are likely to affect protected species, locally designated sites and priority habitats and species.</p> <p>All surveys should be carried out at an appropriate time of year, employ methods that are suited to the local circumstances and be compliant with published guidance and best practice. It is essential this work is undertaken by a reputable, experienced and suitably licensed ecological consultant. Surveys should aim to identify the following information:</p> <ul style="list-style-type: none"> • Description of the proposal – details of the type, scale, location, timing and methodology of the proposed works, including relevant plans, diagrams and schedules; 	<p>– Natural Environment. To view click here</p> <p>The Conservation of Habitats and Species Regulations 2010. To view click here</p> <p>The UK Biodiversity Action Plan. To view click here</p> <p>The Staffordshire Biodiversity Action Plan. To view click here</p> <p>Guidance on Survey Methodology published by the Chartered Institute of Ecology and Environmental Management. To view click here</p> <p><i>Bat surveys – Good Practice Guidelines</i> Bat Conservation Trust 2nd Edition 2012. To view click here</p> <p>Natural England's <i>Experience in Bat Mitigation: Guidance for Ecologists (2013)</i>. To view click here</p>

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<p>4 Biodiversity survey and report (continued)</p>		<p>Major proposals; ponds within 250 m of or Minor proposals; Where there are local records and no barriers to movement all ponds within 500 m of all proposal sites. (Note: A Major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m² floor area or more than 1 hectare)</p> <p>Proposals affecting or within 50 m of rivers, streams, canals, lakes, swamps, reedbeds or other aquatic habitats.</p> <p>Proposals affecting 'derelict' land (brownfield sites), allotments, mature gardens and railway land including bare ground that may support ground-nesting birds or invertebrates.</p> <p>Proposals affecting arable, pasture, semi-natural habitats and uncultivated land.</p> <p>Proposals for wind turbines/farms.</p> <p>Proposals involving previously undeveloped, or long abandoned sites of over ¼ hectares and sites within designated areas (such as Sites of Biological Importance).</p> <p>Planning applications that may affect protected sites or species, habitats or species of principal importance, or</p>	<ul style="list-style-type: none"> • Surveys – thorough and robust survey of the development site and any other areas likely to be affected by the proposals; • Impact assessment – clear assessment of the likely impacts of the proposal; • Mitigation strategy – to clarify how the likely impact will be addressed. This should be proportionate to perceived impacts and must include clear site-specific prescriptions rather than vague, general or indicative possibilities and be feasible and deliverable. <p>Biodiversity Opportunity Mapping is encouraged to inform landscape-scale assessment and planning for ecological connectivity.</p> <p>For the Staffordshire Ecological Record click here</p>	<p>Natural England's Bat Mitigation Guidelines 2006. To view click here</p> <p>Natural England's <i>Great crested newt mitigation guidelines</i> 2001. To view click here</p> <p>Natural England's guidance on wind turbine/farms. To view click here</p> <p>BS42020:2013 Biodiversity "Code of practice for planning and development". To purchase click here</p> <p>Defra/Natural England standing advice for protected species and sites. To view click here</p>

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4 Biodiversity survey and report (continued)		significant geological/ geomorphological features require submission of survey and assessment information to show how the proposed development may affect these environmental assets.		
5 Coal Mining Risk Assessment	NPPF – paragraphs 120 and 121. To view click here	All applications (excluding householder) which fall within Coal Mining Referral Areas as defined by The Coal Authority and held by the Local Planning Authority	<p>A Coal Mining Risk Assessment (CMRA) should be prepared by a suitably qualified and competent person (see PPG14 for definition). It should contain:</p> <ul style="list-style-type: none"> • Site specific coal mining information including past/present/future underground mining, shallow coal workings, mine entries (shafts or adits), mine gas, within an area which has a current license to extract coal, geological features, any recorded surface hazards, or within a former or present surface mining [old opencast] area. • Identify what risks these coal mining issues, including cumulative effects, pose to the proposed development. • Identify how coal mining issues have influenced the proposed development and whether any other mitigation measures are required to manage those issues and/or whether any changes have been incorporated into the development. • Any development that involves intrusive activities which intersect, 	<p>The Coal Authority website:- www.coal.gov.uk/services/planning</p> <p>The Coal Authority Planning and Local Authority Liaison Department can be contacted by: Telephone: 01623 637119 (direct) Email: planningconsultation@coal.gov.uk</p> <p>Planning Practice Guidance – Land stability. To view click here</p>

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5 Coal Mining Risk Assessment (continued)			disturb or enter any coal seams, coal mine workings or mine entries will require the prior written permission of The Coal Authority.	
6. Design Review	NPPF paragraphs 17, 56, 57, and 63-66. To view click here and here	All major applications Development significantly affecting Newcastle Town Centre Development in a historically or environmentally sensitive area Development with special architectural or environmental qualities.	Full response of an independent design review panel and any further review that has been undertaken. A written statement setting out how the comments received during the design review process have been addressed within the submitted planning application..	Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent Urban Design Guidance SPD. To view click here Design Council Document, Design Review – Principles and Practice (2013). To view click here Planning Practice Guidance – Design. To view click here
7 Flood Risk Assessment and Sustainable Drainage	NPPF – paragraphs 99-104 and 192. To view click here and here CSS Policy CSP3. To view click here	a) Flood Risk Assessment Planning applications on sites of 1 hectare or more in Flood Zone 1 and all proposals for new developments located in Flood Zones 2 and 3. b) Sustainable Drainage All Major applications (10 or more dwellings or 1000 sq.m. or more of new floorspace)	a) A Flood Risk Assessment must demonstrate: <ul style="list-style-type: none"> • whether any proposed development is likely to be affected by current or future flooding from any source; • that the development is safe and where possible reduces flood risk overall; • whether it will increase flood risk elsewhere; and • the measures proposed to deal with 	Planning Practice Guidance – Flood Risk and Coastal Change. To view click here The Environment Agency's Flood Maps can be viewed by clicking here The Environment Agency's new development and flood

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7 Flood Risk Assessment and Sustainable Drainage (continued)			<p>these effects and risks.</p> <ul style="list-style-type: none"> designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems and where necessary, flood resilience measures; and identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk. Sequential and Exception tests may be required for all development in Flood Zones 2 and 3 other than changes of use. <p>b) Details must also accompany all Major planning applications setting out how Sustainable Urban Drainage Systems (SUDS) are proposed to be incorporated in the scheme and should clearly demonstrate that the scheme is consistent with the relevant planning policies; in addition to details of how the SUDS will be maintained and protected in the long term.</p> <p>The eleven minimum requirements for the content of a FRA are set out in Planning Practice Guidance (March 2014)</p>	<p>risk standing advice. To view click here</p> <p>RSPB and WWT 'Sustainable Drainage systems – Maximising the potential for people and Wildlife'. To view click here</p> <p>The Environment Agencies Sustainable Drainage Systems (SUDS) – A Guide for Developers. To view click here</p>

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8 Heritage Asset Statement	<p>NPPF – paragraphs 128-141. To view click here</p> <p>CSS Strategic Aim 13 & Policy CSP2. To view click here</p> <p>LP Policies B2, B3, B4, B5, B6, B7, B9, B10, B11, B12, B13 & B14 To view click here</p>	<p>All development affecting heritage assets which includes;</p> <ul style="list-style-type: none"> proposals in or adjacent to a designated Conservation Area. proposals directly or indirectly affecting a statutory Listed Building (Grade I, II* or II). directly or indirectly affecting an archaeological asset or scheduled ancient monument. proposals affecting registered parks and gardens. proposals affecting buildings/structures identified on the register of locally important buildings and structures. <ul style="list-style-type: none"> If located within Historic Urban Character Areas 1, 2, 5, 6, 8, 11, 18 and 25 as identified in Newcastle-under-Lyme Extensive Urban Survey (2009) If located in Historic Urban Character Areas 2, 4, 6, 7, 9 and 10 of Betley as identified in the Betley Historic Character Assessment (2012) 	<p>The statement should provide/evaluate the following:-</p> <ul style="list-style-type: none"> A description of the significance of the heritage asset/s affected and the contribution of its setting to the significance. The statutory list description or historic environment record. How the proposal contributes positively to the special interest, character and appearance of the heritage asset. Impact of the loss or alteration of property or feature e.g. wall, which makes a positive contribution to the special interest, character and appearance of the heritage asset. Impact of any proposed new buildings on the special interest, character and appearance of the heritage asset. Justification for demolition of all or part of the historic asset. Justification for the scale, massing, siting, layout, design and choice of materials, and impact of these on the special interest, character and appearance of the heritage asset. Justification for the proposed use and impact on the special interest, character and appearance of the heritage asset in terms of anticipated levels of traffic, parking and other activity that would result. 	<p>Planning Practice Guidance – Conserving and Enhancing the Historic Environment). To view click here</p> <p>Conservation Area boundaries and completed Conservation Area Appraisals and Management Plans. To view click here</p> <p>Listed Buildings in Newcastle. To view click here</p> <p>List of scheduled ancient monuments. To view click here</p> <p>Register of Locally Important Buildings and Structures in Newcastle under Lyme. To view click here</p> <p>Historic England’s website. To view click here</p> <p>Historic Environment Record. To view click here</p>

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8 Heritage Asset Statement (continued)			<ul style="list-style-type: none"> • A schedule of works for new or restored features of architectural and historic importance. • Mitigation for loss of all or part of a historic asset such as preservation by record or relocation elsewhere. <p>Where the development has the potential to impact archaeological remains as a minimum a desk based assessment should be provided summarising the following;</p> <ul style="list-style-type: none"> • Justification for development affecting a Scheduled Ancient Monument or other archaeological remains of potential national importance. • The historic development of the site and surrounding area. • The nature and extent of the above- and below-ground remains known/ likely to be present. • The impact that the proposed development is likely to have on surviving assets. <p>In some cases the developer may need to submit a proposed written scheme of investigation. Early consultation with Staffordshire County Council Historic Archaeologist is advised to determine the need for and scope of any such archaeological works. As a minimum the Historic Environment Record (HER) which</p>	

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8 Heritage Asset Statement (continued)			<p>is maintained by Staffordshire Council should be consulted.</p> <p>Where a Character Appraisal or Conservation Area Document has been prepared for the Conservation Area, applicants will be expected to have regard to this when evaluating the impact of a proposal on the area.</p> <p>The above information can be included within the design and access statement when this is required.</p> <p>Early consultation with Historic England is required where an applicants' scheme has the potential to directly impact upon a Grade I and II* Listed Buildings, Scheduled Monuments or their settings; Grade I and II* Registered Parks and Registered Battlefields. In the case of Grade I and II* Registered Parks the applicant should also consult with the Garden History Society at the earliest opportunity.</p>	
9 Land Contamination Assessment – Preliminary Risk Assessment	<p>NPPF – paragraphs 109 and 120-122. To view click here</p> <p>LP Policies E4, E5, E11, and H9.</p>	<p>All applications (excluding householder developments) where land contamination can reasonably be expected to be found on or adjacent to the development site (e.g. activities for which DOE industry profiles have been developed, active or closed landfill sites within 250 metres of</p>	<p>Where contamination is known or suspected to be present, or the proposed development is particularly sensitive, the applicant should provide sufficient information to determine whether the proposed development can proceed.</p>	<p>The Environment Agency's guidance on land contamination. To view click here</p> <p>DoE Industry Profiles. To view click here</p>

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9 Land Contamination Assessment – Preliminary Risk Assessment (continued).	To view click here	<p>the development site, coal seams under the development site, areas of infilled land, petrol stations, industrial land, waste sites, transport depots and yards, cleared sites, agricultural to residential conversions).</p> <p>Contact the Environmental Health Division for further advice.</p>	<p>The minimum requirement to enable validation of a planning application is a land contamination assessment that includes:</p> <ul style="list-style-type: none"> ➤ A desk study ➤ A site reconnaissance (walk over) ➤ A preliminary risk assessment that identifies the sources, pathways and receptors, including a conceptual site model. <p>Where the land contamination assessment identifies the potential for contamination to be present, a site investigation may be required to confirm the site conditions.</p> <p>Where contamination poses an unacceptable risk, developers will need to demonstrate that those risks will be successfully addressed via remediation.</p> <p>Remediation works will require verification to confirm their success.</p>	<p>BS 10175:2011 Investigation of potentially contaminated sites. Code of practice. To view click here</p> <p>A Guide for the Redevelopment of Land Affected by Contamination in Staffordshire. To view click here</p> <p>Newcastle Borough Council's Contaminated Land Strategy. To view click here</p> <p>Newcastle Borough Council's contaminated land web pages. To view click here</p> <p>Planning Practice Guidance – Land affected by contamination. To view click here</p>
10 Landscape/ Visual Impact Assessment	NPPF – paragraphs 58, 59 and 109 To view click here and here	<p>Applications involving Major development in the rural area.</p> <p>To view interactive proposals map click here</p>	<p>Having regard to the 'Planning for Landscape Change', the following should be provided:</p> <ul style="list-style-type: none"> • an analysis of the existing landscape form and features, including the wider setting as appropriate. 	<p>Planning for Landscape Change SPG. To view click here</p> <p>Newcastle-under-Lyme Local Plan 2011 and Stoke-</p>

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<p>10 Landscape/ Visual Impact Assessment (continued).</p>	<p>CSS Strategic Aim 13 & Policies ASP6, CSP1 & CSP4. To view click here</p> <p>LP Policies N14, N16, N17, N18, N19, N20, N21& N22. To view click here</p>		<ul style="list-style-type: none"> • a description of how the proposal will pay due regard to and integrate with the existing landscape. • A description of landscape improvement measures associated with the development. • drawings showing as appropriate, contours, spot heights and sections, vegetation cover and other features. • photos together with a plan showing locations and directions taken from. <p>Assessments should be based on good practice guidelines</p>	<p>on-Trent Urban Design Guidance SPD. To view click here</p> <p>Best practice. To view click here</p> <p>Landscape Institute and Institute of Environmental Management and Assessment (3rd Edition consultation draft): Guidelines for Landscape and Visual Impact Assessment. here</p> <p>Landscape Institute Advice Note 01/11 'Photography and Photomontage in Landscape Visual Impact Assessment'. To view click here</p> <p>Planning Practice Guidance – Natural Environment. To view click here</p>
<p>11 Landscape Master Plan</p>	<p>NPPF – paragraphs 58 and 59 To view click here</p> <p>CSS Strategic</p>	<p>Applications involving Major development.</p> <p>Applications (other than for householder development) in or adjacent to the Green Heritage Network and in the rural area. To view interactive proposals map click</p>	<p>Development proposals meeting the criteria in the previous column will be required to be supported by a Landscape Masterplan which must be fully integrated with proposals for ecological enhancement.</p>	<p>Planning for Landscape Change SPG. To view click here</p> <p>Newcastle-under-Lyme</p>

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11 Landscape Master Plan (continued)	<p>Aim 13 & Policies ASP6, CSP1 & CSP4. To view click here</p> <p>LP Policies N14, N16, N17, N18, N19, N20, N21& N22. To view click here</p>	<p>here</p>	<p>Schemes should include landscaping zones and schedule of likely species and proposals for the long term management and maintenance of such areas. Where contamination is found developers will need to demonstrate in the Land Contamination Assessment that unacceptable risk from it will be successfully addressed through remediation without undue environmental impact during and following development.</p>	<p>Local Plan 2011 and Stoke-on-Trent Urban Design Guidance SPD. To view click here</p>
12 Noise and Vibration Assessment	<p>NPPF – paragraph 123. To view click here</p> <p>CSS Policy SP3. To view click here</p>	<p>All applications involving wind turbines.</p> <p>All applications likely to have an impact on noise and/or vibration-sensitive development(s),</p> <p>All applications likely to have an impact on noise and/or vibration-sensitive locations.</p> <p>All applications that introduce or expose</p>	<p>Applicants are advised to seek specialist expertise and to discuss their proposals in the first instance with the Borough Council's Environmental Health Division on 01782 742571 at an early stage in the design and planning process to establish whether a Noise and Vibration Appraisal is required to be submitted alongside the planning application.</p> <p>Guidance, procedures, recommendations</p>	<p>Noise Policy Statement for England (March 2010). To view click here</p> <p>WHO 'Guidelines for Community Noise Exposure (For external recreational areas and night time LAMax levels). To view click here</p>

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12 Noise and Vibration Assessment (continued).		noise and/or vibration-sensitive development(s) into areas and locations where noise and/or vibration is likely to have an adverse impact.	<p>and information to assist in the completion of a suitable noise and/or vibration survey and assessment may be found in the policies and guidance set out in the adjacent column. Additional technical information in support of proposed noise surveys will be available from the Environmental Health Division.</p> <p>Change of use applications which propose noise sensitive uses adjacent to sources of noise or for uses that would in themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals and schools should include sound insulation and associated ventilation arrangements/measures in a supporting statement.</p>	<p>BS 4142: 1997 “Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.” To view click here</p> <p>BS8233: 1999 Sound Insulation and Noise Reduction for Buildings: Code of Practice. To view click here</p> <p>BS5228 – 1:2009 – Noise and vibration control on construction and open sites. Noise. To view click here</p> <p>BS5228-2:2009 Noise and vibration control on construction and open sites. Vibration. To view click here</p> <p>BS6472-1:2008 Guide to the evaluation of human exposure to vibration in buildings. Vibration sources other than blasting. To view click here</p> <p>Planning Practice Guidance – Noise. To view click here</p>

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13 Open Space Assessment	<p>NPPF – paragraphs 73, 74 and 77. To view click here</p> <p>CS Policy CSP5. To view click here</p> <p>LP Policy C4. To view click here</p>	<p>Any development affecting existing areas of open space, sport/recreational facilities.</p> <p>Any development involving 10 or more dwellings.</p>	<p>If the development affects existing areas of open space or sport/recreational facilities and the Council has not got a robust and up-to-date assessment it must be demonstrated through an independent assessment that the land or buildings are surplus to local requirements.</p> <p>Plans must be provided showing any areas of existing or proposed open space within or adjoining the application site and any access links, equipment, facilities, landscaping to be provided on open space areas.</p> <p>Where open space facilities are proposed to be provided on-site or in-kind you must define them in the application and provide a statement to accompany the planning application setting out:</p> <ul style="list-style-type: none"> • A maintenance specification for the works • how the facility will be initially installed and subsequently maintained to the submitted specification for at least 10 years <p>Where open space facilities cannot be provided entirely on-site or can only be provided on-site in part, you will be expected to make a financial contribution through a Planning Obligation.</p>	<p>Assessing Needs and Opportunities: A Companion Guide to PPG17. To view click here</p> <p>Sport England’s “Active Places” and “Active Places Power”. To access click here</p> <p>North Staffordshire Green Space Audit and Green Space Strategy To view the above click here</p> <p>Planning Practice Guidance – Open space, sports and recreation facilities, public rights of way and local green space. To view click here</p>

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14 Parking Provision Details	<p>NPPF – paragraphs 32, 35, 39 and 40. To view click here</p> <p>LP Policies H4 & T16. To view click here</p>	<p>On outline applications where layout is not reserved for subsequent approval.</p> <p>All other applications involving parking provision.</p>	<p>For outline applications when providing the mandatorily required information on use, the area or zone within the site that is to be used for parking is to be identified and the level of parking provision shall be specified.</p> <p>In all other cases details of the parking layout and access must be providing on the site/block plan.</p>	<p>Car parking: What works where originally published by English Partnerships (now Homes and Communities Agency). To view click here</p> <p>Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent Urban Design Guidance SPD. To view click here</p>
15 Photographs/ Photomontages and/or Computer Generated Images and 3D models	<p>NPPF paragraphs 17, 56, 57, 64, and 128. To view click here, here and here</p> <p>CS Strategic Aim 16 & Policies ASP4, ASP6 & CSP1. To view click here</p>	<p>Photographs/photomontages are required as follows;</p> <ul style="list-style-type: none"> • for or all Major development • All development affecting an above ground heritage asset <p>Computer generated images and 3D models will only be required in exceptional circumstances where the scale of the development or the sensitivity of the site justify it.</p>	<p>Sufficient detail of the wider site context to demonstrate an understanding of the place and local circumstances within which the proposed development is to be located and which can help to show how large developments, or developments in sensitive locations, can be satisfactorily integrated within the street scene and good design.</p>	<p>By Design: Urban Design in the Planning System - Towards Better Practice (May 2000). To view click here</p> <p>Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent Urban Design Guidance SPD. To view click here</p> <p>Landscape Institute Advice Note 01/11 'Photography and Photomontage in Landscape Visual Impact Assessment'. To view click here</p>

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16. Statement of Agricultural Need	NPPF – paragraphs 28, 112 and 120. To view click here and here	All new agricultural workers dwellings.	<p>An application should be accompanied by a statement demonstrating the need for the dwelling. The statement should include the following information:-</p> <ul style="list-style-type: none"> • Size of agricultural holding on which the building is to be erected. • Details of any additional rented land, these details should include the basis on which the land is rented (i.e. how long it has been rented for, including start and end contract dates and what type of contract there is for each piece of land). • Details of other buildings used, including those on the rented land (details should include the floor space of the building and what each part of the building is currently used for). • Details of the number of animals kept at the site (where relevant). • Details of those employed at the site, and whether this is on a full or part time basis and their only source of income. • Details of how long the unit and agricultural activity have been established for. • Demonstration of the length of time that the agricultural business has been established, that it is currently financially sound and has been profit for at least ` year. • The need cannot be meant by another existing dwelling on the unit, or any 	

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16 Statement of Agricultural Need (continued)			other existing accommodation in the area which is suitable and available for occupation by the workers concerned.	
17 Statement of Community Involvement	<p>NPPF – paragraphs 188 and 189. To view click here</p> <p>LPA's Statement of Community Involvement. To view click here</p>	All Major applications, major change of use application	A statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the local planning authority's adopted statement of community involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.	
18 Structural Survey	LP Policies H9 & E12. To view click here	<p>Development involving the reuse of rural buildings</p> <p>All applications for the demolition of listed buildings and unlisted buildings within the Conservation Area</p>	<p>The statement should include full details of the structural integrity of all elements of the building to be converted or demolished and outline any repairs or demolition works necessary to facilitate the conversion.</p> <p>Where the application will lead to substantial harm to or total loss of significance the statement should seek to demonstrate;</p> <ul style="list-style-type: none"> • The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss. • The nature of the heritage asset 	

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
18 Structural Survey (continued)			<p>prevents all reasonable use of the site; and</p> <ul style="list-style-type: none"> • No viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and • Conservation through grant-funding or some form of charitable or public ownership is not possible; and • The harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use. <p>A marketing report where the demolition of a designated asset is proposed on economic grounds.</p>	
19. Tele-communications Developments – supplementary Information	<p>NPPF – paragraphs 45 and 46. To view click here</p> <p>LP Policy T20. To view click here</p>	All applications.	<p>Statement including:</p> <ul style="list-style-type: none"> • The area of search, • details of any consultation undertaken, • details of the proposed structure, and • technical justification and information about the proposed development. • Evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure. <p>Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the</p>	Code of Practice on Mobile Network Development (2002). To view click here

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19. Tele-communications Developments – supplementary Information (continued)			International Commission on Non-ionizing Radiation Protection (ICNIRP) taking into account existing masts or base stations and the cumulative exposure arising when operational.	
20 Town Centre Uses – Evidence to accompany applications	<p>NPPF – paragraphs 23-27. To view click here</p> <p>CS Policy ASP5. To view click here</p> <p>LP Policy R12. To view click here</p>	Main town centre uses that are not in an existing centre and not in accordance with the Development Plan other than small scale rural offices or other small scale rural development.	<p>A sequential assessment for all applications for main town centre uses..</p> <p>An impact assessment for any application for retail, leisure and office development which is over 2,500sqm. Of floorspace or any threshold that is set in the Development Plan.</p>	<p>Planning Practice Guidance – Ensuring the vitality of town centres. To view click here</p>
21 Transport Assessment (referred to as number 22 in the report)	NPPF – paragraph 32. To view click here	All applications likely to generate significant traffic movements.	The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport	Guidance on Transport Assessment, published by the Department for Transport (March 2007) – to view click here

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INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
21 Transport Assessment (continued)			<p>aspects of the application, while for Major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.</p> <p>Applicants are advised to seek specialist expertise and to discuss their proposals with the Highway Authority (Highways England for motorways and trunk roads/Staffordshire County Council for all other roads) at an early stage in the design process.</p>	<p>Manual for Streets. To view click here</p> <p>Manual for Streets 2 (not available electronically)</p> <p>Planning Practice Guidance – Travel plans, transport assessments and statements in decision-taking. To view click here</p>
22 Travel Plan (referred to as number 22 in the report)	NPPF – paragraph 36. To view click here	All applications likely to generate significant traffic movements.	Applicants are advised to seek specialist expertise and to discuss their proposals with the Highway Authority (Highways England for motorways and trunk roads/Staffordshire County Council for all other roads) at an early stage in the design process.	<p>DfT The Essential Guide to Travel Planning (March 2008) To view click here</p> <p>DfT Good Practice Guidelines: Delivering Travel Plans Through the Planning Process (2000). To view click here</p> <p>Planning Practice Guidance</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
22 Travel Plan (continued)				– Travel plans, transport assessments and statements in decision-taking. To view click here
23 Tree Survey/ Arboricultural Implications Assessment (referred to as number 24 in the report)	NPPF – paragraph 118. To view click here LP Policies N12, N14 & B15. To view click here	Any site where there are trees which are the subject of a Tree Preservation Order either on or overhanging the application site Any site within a Conservation Area where there are trees either on or overhanging the application site Any site where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees).	All trees to be numbered on the site plan, with details of their species, age, condition, works proposed and need for works set out on an accompanying schedule. A schedule to the survey must include: <ul style="list-style-type: none"> • List of all trees or groups along with • A reference number • Species • Height in metres • Stem diameter in millimetres at 1.5m above ground level. • Branch spread of the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan) • Height in metres of crown clearance above ground level • Age class • Physiological condition • Preliminary management recommendations, estimated remaining contribution in years • Category Rating. Full guidance on the survey information, protection plan and method statement	BS5837:2012 Trees in Relation to Design, Demolition and Construction. Recommendations. To view click here

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
23 Tree Survey/ Arboricultural Implications Assessment (continued)			that should be provided with an application is set out in the current BS5837 'Trees in relation to construction – Recommendations'. Using the methodology set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.	
24 Ventilation/ Extraction and Flues	NPPF – paragraphs 109, 120, 123 and 124. To view click here	Where ventilation or extraction equipment is to be installed, including proposals for the sale or preparation of cooked food, and commercial premises requiring dust and/or odour extraction, cooling or air handling.	<p>The submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant. The technical specifications shall include:</p> <ul style="list-style-type: none"> • A schematic of the proposed ducting showing the location of all components (fans, filters, silencers, etc) and the position on the building. • The noise levels generated by the fan in decibels (dB) at the specified distance (ie 1.0m/3.0m/ etc) • Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed. • Locations, design and appearance of external flues. • Arrangements to reduce odours to an acceptable level to safeguard existing amenity. 	<p>Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005). To view click here</p> <p>Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent Urban Design Guidance SPD. To view click here</p>

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<p>25 Site Waste Management Plan (SWMP) for non-waste related development</p> <p>(referred to as number 27 in the main agenda report)</p>	<p>National Planning Policy for Waste. To view click here</p> <p>SSJWLP Policies 1.2 and 4.1 To view click here</p>	<p>All applications involving major development.</p>	<p>Major development proposals should:</p> <ol style="list-style-type: none"> i. Use /Address waste as a resource; ii. Minimise waste as far as possible; iii. Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition; iv. Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material; v. Maximise on-site management of construction, demolition and excavation waste arising during construction; vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and, vii. Be supported by a site waste management plan. <p>Applicants are encouraged to use the waste auditing and benchmarking tools/SWMP templates developed by BRE and WRAP (examples of free templates provided if you click here and https://www.smartwaste.co.uk/swmp/login.jsp)</p>	<p>Site Waste Management Plans Regulations 2008. To view click here</p> <p>Site Waste Management Plans: guidance for construction contractors and clients. To view click here</p> <p>Waste Management and Recycling Planning Practice Guidance Note. To view click here</p> <p>Planning Practice Guidance – Waste. To view click here</p>

List of Abbreviations

AADT - annual average daily traffic
AQMA – Air Quality Management Areas
BRE – Building Research Establishment
CSS - Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026
Defra - Department for Environment, Food and Rural Affairs EIA – Environmental Impact Assessment
DfT – Department for Transport
HGV – Heavy Goods Vehicle
LP - Newcastle-under-Lyme Local Plan 2011
NPPF – National Planning Policy Framework (March 2012)
RSPB – Royal Society for the Protection of Birds
SPD – Supplementary Planning Document
SSJWP – Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026
SWMP – Site Waste Management Plan
TA – Transport Assessment
WHO – World Health Organisation
WWT – World Wildlife Trust

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ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
15th September 2015

Agenda item 13

**Applications for Financial Assistance from the Conservation and Heritage Fund for, 1)
Smithy House, 4 Highway Lane, Keele (Ref: 15/16003/HBG) and
2) Churchyard wall at St Thomas Church, Mow Cop (Ref: 15/16004/HBG)**

The **Conservation Advisory Working Party** recommends that both of these grants (£210 and £3,834 respectively) are offered to the applicants

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LAND AT COPSHURST QUARRY, LIGHTWOOD ROAD, LONGTON

MARLEY ETERNIT

SOTCC ref 58703/FUL (NuIBC ref 348/229)

The Borough Council has fairly recently been consulted by the City Council on an application involving an extension to the Etruria Marl workings to the south and west of the currently permitted working area at the above site. The application includes ancillary works, landscaping and the restoration of the site to nature conservation following completion of the workings.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 14th October.

This report is brought to the Committee as an item of urgent business to give the Committee the opportunity to consider on the 15th September whether it wishes to receive a full report on this application at its meeting on the 13th October, or whether in this case it is prepared to delegate its decision to officers.

RECOMMENDATION

That the Committee delegate to the Head of Planning the authority to respond on behalf of the Borough Council to the request for comments

Reason for Recommendation

The proposal involves a 10.5ha extension to the permitted working area of Copshurst Quarry which is located to the west of the A5005 Lightwood Road at Longton. It is a proposal for Major Development. The Council's Scheme of Delegation authorises the Planning Committee rather than the Executive Director Regeneration and Development to make comment to other Local Planning Authorities when the Borough Council is consulted on proposals for Major Development. In this particular case delegated authority is sought for the reasons indicated below.

Discussion

As indicated above the Council's Scheme of Delegation authorises the Planning Committee rather than the Executive Director Regeneration and Development to make comment to other Local Planning Authorities when the Borough Council is consulted on proposals for Major Development.

It has been the practice to consider how a development within an adjoining authority's area could adversely affect the interests of the Borough. Whilst detailed consideration has not yet been given to the proposed development and the numerous supporting documents provided, including an Environment Statement submitted under the Environmental Impact Assessment Regulations, it is apparent that the proposed development, given the distance of the site from the Borough boundary, would almost certainly not adversely affect any of the Borough Council's interests.

Soundings taken at the Strategic Planning Consultative Group on the 8th September indicate that members of that Group consider that bearing in mind the officer resources required to bring a report on this consultation to the Planning Committee, and that Planning Committee time would be more appropriately spent on matters which do more clearly affect the Borough's interests, this is a matter that could be dealt with under delegated powers.

If Planning Committee are not minded to accept the recommendation and are of the opinion that a full report is necessary, that will be brought to the next Committee meeting on the 13th October.

The application documents are available to view on the City Council's website as associated

documents to application 58703/FUL via, if this report is being viewed electronically the following link <http://www.stoke.gov.uk/ccm/navigation/planning/planning-applications/>

Background Papers

Planning application referred to

Date Report Prepared

11th September 2015.