

This application is for the approval of landscaping details, a reserved matter, for the Chatterley Gateway North site following the grant of outline planning permission for an employment area comprising Class B1 office and workspaces; Class B2 industrial units; Class B8 warehousing; Class C1 hotel including restaurant and café (Class A3), drinking establishment (Class A4) and leisure use (Class D2); leisure facilities, open space and associated footpaths and landscaping (reference 07/00995/EXTN).

The application site, known as Chatterley Gateway North is allocated on the Local Development Framework Proposals Map for employment development. Chatterley Gateway North lies adjacent to the northern and eastern arms of the roundabout at the western end of the Tunstall Western bypass next to the A500.

The 13 week period for this application expires on expires 8th August 2014.

RECOMMENDATION

PERMIT subject to conditions relating to the following:

- 1. Approved plans**
- 2. Importation of soil/material.**

Reason for Recommendation

The proposal forms part of a wider employment development which has been established through Local Plan policy and an existing outline planning permission relating to this site for which this application seeks approval of landscaping details for one of the plots. The proposed landscaping will provide an acceptable environment for the employment development to take place on Chatterley Gateway North and the proposed details of the scheme are acceptable.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Policies and Proposals in the approved Development Plan relevant to this reserved matters decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)

Strategic Aim 13 (SA16) – To eliminate poor quality development and establish a culture of excellence in built design by developing design skills and understanding, by requiring good, safe design as a universal baseline and distinctive design excellence in all development proposals, and by promoting procurement methods which facilitate the delivery of good design.

Policy CSP1 - Design Quality

Policy CSP3 - Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

None

Other material considerations include:

National Planning Policy Framework (March 2012)
National Planning Practice Guidance (March 2014)

Relevant Planning History

In 2007 outline planning permission was granted (04/00546/FUL) for an employment area comprising B1 offices and workspaces, B2 industrial units, B8 warehousing, C1 hotel including restaurant and cafe (A3) drinking establishment (A4) and leisure use (D2) , leisure facilities, open space and associated highways, footpaths and landscaping. In 2008 a further outline planning permission was effectively granted (07/00995/OUT) when an application for the variation of conditions of the original outline planning permission was approved. The conditions that were varied related to the master plan and the amount of floor space on the overall site.

In 2010 landscaping details for Chatterley Gateway North (Phase 2 Site 8) were approved under reference 10/00091/REM following from outline permission reference 07/0995/OUT.

The outline planning permission 07/00995/OUT was renewed in 2011 on application reference 07/00995/EXTN and the reserved matters application relates to that permission.

Views of Consultees

The views of **Landscape Development Section** have been sought and if received will be reported.

Applicant/agent's submission

A supporting letter has been submitted with the application which indicates that the on-plot landscaping complies with the requirements of the Landscape and Nature Conservation Plan and Addendum, the Landscape Framework Statement and Addendum, and the Urban Design Framework approved as part of the outline planning permission.

The letter is available to view both at the Guildhall and on the Council's website www.newcastle-staffs.gov.uk/planning/1400331REM

KEY ISSUES

The principle of employment development on this site was initially established in 2007 when outline planning permission was issued, reference 04/00546/FUL. The outline permission was subsequently varied when 07/00995/OUT was granted and that permission was renewed in 2011 (07/0995/EXTN). All matters of details, other the details of the means of access into each site, were reserved for subsequent approval.

The application being considered seeks approval of the landscaping details on one of the plots – Chatterley Gateway North - within the overall site, the only issue that the application raises is whether the submitted landscaping details are acceptable in appearance.

The submitted landscaping scheme shows the area to be landscaped and the landscape species and mix for a large area within the development plateau to be formed on the Chatterley Gateway North plot. Although details of layout have not been approved, nor have they been submitted for approval with this application, the submitted details show landscaping within a parking area which could be formed on the plot. If approval is granted it would be appropriate to confirm, by an informative, that the approval in no way implies or grants consent for the layout indicated.

The submitted landscaping details are considered appropriate for this location and will enhance the required structural landscaping of the overall employment site, the principles of which were approved and secured by condition. The submitted details are in accordance with the requirements of the Landscape and Nature Conservation Plan and Addendum, the Landscape Framework Statement and Addendum, and the Urban Design Framework approved as part of the outline planning permission.

Overall it is considered that the submitted details are acceptable in terms of their appearance.

Background Papers

Planning Files
Planning documents referred to

Date report prepared

6th June 2014