

The application is for planning permission for the erection of security fencing to all levels of the Midway multi-storey car park.

**The statutory 8 week determination period for the application expires on the 11 May 2015.**

**RECOMMENDATION**

**PERMIT subject to conditions relating to the following;**

- 1. Commencement of development within 3 years**
- 2. Development in accordance with the submitted plans**
- 3. Materials and colour of the security fencing to be in accordance with the submitted details**

**Reason for recommendation**

The proposed security fencing would have an acceptable visual impact, and would not adversely affect the character of the Conservation Area.

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

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

**KEY ISSUES**

The application seeks planning permission for the erection of security fencing to each level of the Midway car park in order to improve safety for its users. The application site is located within the Town Centre Conservation Area as defined within the proposals map.

There are no planning policy objections to the principle of providing the security fencing to the car park is considered to be acceptable, subject to a consideration of the visual impact of the proposed fencing upon the building and the character of the Conservation Area.

**Visual Impact upon the Character of the Conservation Area**

Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policies B9 and B10 within the Local Plan seek to ensure that development within Conservation Areas either preserves or enhances its character.

The proposed development seeks planning permission to provide security fencing to all levels of the Midway multi-storey car park. The proposed fencing would be erected between the existing barrier on the outer edge of the car park and the ceiling and would act to enclose each level of the Midway car park, therefore increasing the safety for its users.

The fencing itself would be a very dark moss green colour, whilst the posts that it would attach to would be coloured jet black on the first two levels. On top level of the car park the fencing would be coloured in grey as this will act to reduce the visual impact of the railings against the skyline.

A sample panel of the fencing has been placed to the third level of the car park which offers some insight into the visual impact of the proposal. The fencing can be viewed from Lower Street. The horizontal and vertical bars of the fencing are quite slim-line, however the fencing is sturdy and well attached to the building. The slim-line nature of the fencing reduces its visual impact when viewed from street on Lower Street and The Midway, and as such it is not considered that the development would visually harm the building itself.

The proposal would result in the fencing being attached to each level of the Midway car park, and would surround the building. Its visual impact is considered to be acceptable against the backdrop of the building and wider Conservation Area.

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

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

Policy CSP1: Design Quality  
Policy ASP4: Newcastle Town Centre

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy B9: Prevention of harm to Conservation Areas  
Policy B10: The requirement to preserve or enhance the character or appearance of a Conservation Area  
Policy B13: Design and development in Conservation Areas

**Other material considerations include:**

Relevant National Policy Guidance:

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

Relevant Planning History

None relevant

Views of Consultees

The **Police Architectural Liaison Officer** fully supports the application.

The **Conservation Officer** does not consider that the development will cause any harm to the appearance of the Conservation Area.

The views of the **Conservation Advisory Working Party** and the **Staffordshire Fire and Rescue Service** will be reported.

The views of the **Environmental Health Division** have been sought, however as they have not been received by the due date it is assumed that they have no comments on the proposal.

Applicant/agent's submission

The application includes elevations plans submitted with the application form.

[www.newcastle-staffs.gov.uk/planning/1500241DEEM3](http://www.newcastle-staffs.gov.uk/planning/1500241DEEM3)

Background Papers

Planning File  
Development Plan

Date report prepared

10<sup>th</sup> March 2015