

The proposal is a reserved matters application for the approval of the details of the landscaping following the granting of outline planning permission (at appeal) for 14 dwellings and 2 retail/ commercial units in 2013 reference 12/00118/OUT. All other matters of detail (access, appearance, layout and scale) were approved at that stage.

The site is located within the urban area of Newcastle as defined by the Local Development Framework Proposals Map.

The 13 week period for the determination of this application expires on the 26th October 2016.

RECOMMENDATION

PERMIT subject to conditions relating to:-

- 1. The development shall be carried out in accordance with the conditions in the outline planning permission.**
- 2. Plans**

Reason for Recommendation

The approval at appeal of application 12/00118/OUT, for outline permission for the demolition of the existing industrial building and the erection of 14 No. dwellings and retail/ commercial units, established the principle of the development. All matters of detail other than landscaping were also approved at that time. The proposed landscaping of the site is considered acceptable, given the urban location and limited opportunities for landscaping that exist given the approved layout.

Key Issues

The proposal is an application for the approval of the landscaping of the site, which has outline permission for 14 dwellings and 2 retail/ commercial units. Outline permission was granted at appeal on 13th September 2013, with landscaping being the only reserved matter for subsequent approval. As the principle of the development, and the access, appearance, layout and scale have all been permitted, these matters cannot be addressed at this stage.

The key issue to consider in the determination of the application is therefore whether the proposed landscaping is acceptable in appearance.

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.

Policy CSP1 of the Core Strategy sets out the design criteria to which development will be assessed against which include that development positively contributes to an area's identity in terms of scale, density, layout, use of appropriate material for buildings surfaces and accesses. The Council's Urban Design Supplementary Planning Document gives further detail of how the development should be assessed above the broad guidance contained within Policy CSP1.

The landscaping of the site includes astro turf rear garden areas to the dwellings, tarmac parking areas, block pavers to the access drive into the development and on areas outside of the buildings (which are permeable paving setts), and planters to the outside of the development.

The planters will soften the development and add visual interest to the development when viewed from the street scene.

Overall, the landscaping proposed for the development is considered acceptable and your officers recommend that permission be granted for the final reserved matter.

APPENDIX

Policies and Proposals in the Approved Development Plan relevant to the decision:-

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

Policy CSP1: Design Quality

Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan (NLP) 2011

None relevant

Other Material Considerations

National Planning Policy

National Planning Policy Framework (March 2012) as amended

National Planning Practice Guidance (March 2014) as amended

Supplementary Planning Guidance/Documents

Space around Dwellings SPG (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning Document (2010)

Waste Management and Recycling Planning Practice Guidance Note (January 2011)

Planning History of this site

12/00118/OUT Application allowed at appeal 13.9.2013 Demolition of existing industrial building and erection of 14. No. new dwellings and retail/ commercial units

Views of Consultees

The **Landscape Division** has no objections, and comments that there is no space for any soft landscaping on the scheme.

Representations

None received

Applicants/ Agents submission

The application documents are available at the Guildhall and on the Council's website via the following link These documents are available for inspection at the Guildhall or via this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00623/REM>

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

Amended plans were requested and received, which show the incorporation of planters on the outside edge of the development. The development is considered a sustainable form of development which complies with the aims and objectives of the National Planning Policy Framework.

Background Papers

Planning File
Planning Documents referred to

Date Report Prepared

25th August 2016.