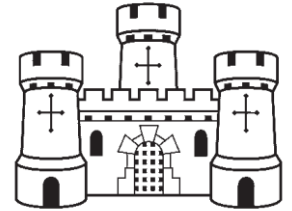


# Public Document Pack

**Date of meeting** Tuesday, 27th April, 2021  
**Time** 7.00 pm  
**Venue** Hybrid Meeting - Castle  
**Contact** Geoff Durham 742222



**NEWCASTLE  
UNDER LYME**  
**BOROUGH COUNCIL**

Castle House  
Barracks Road  
Newcastle-under-Lyme  
Staffordshire  
ST5 1BL

## Planning Committee

### AGENDA

#### PART 1 – OPEN AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**  
To receive Declarations of Interest from Members on items included on the agenda.
- 3 MINUTES OF PREVIOUS MEETING(S)** (Pages 5 - 10)  
To consider the minutes of the previous meeting(s).
- 4 APPLICATION FOR MAJOR DEVELOPMENT - LAND ADJACENT KEELE UNIVERSITY, KEELE ROAD, KEELE. MR KARL BROWN, HLM ARCHITECTS. 21/00222/FUL** (Pages 11 - 16)
- 5 APPLICATION FOR MINOR DEVELOPMENT - 22 KING STREET, CROSS HEATH . MR K NIJJAR. 21/00067/FUL** (Pages 17 - 26)  
This item includes a supplementary report.
- 6 APPLICATION FOR MINOR DEVELOPMENT - HOPE COTTAGE, LEYCETT LANE. MR & MRS J BULLOCK. 21/00193/FUL** (Pages 27 - 34)
- 7 APPLICATION FOR MINOR DEVELOPMENT - SCOT HAY FARM, LEYCETT ROAD. MR DENNIS MARK HOLFORD. 21/00005/FUL** (Pages 35 - 44)  
This item includes a supplementary report.
- 8 APPLICATION FOR MINOR DEVELOPMENT - LAND AT DODDLESPool, MAIN ROAD, BETLEY. MR. MARK OULTON. 21/00286/FUL** (Pages 45 - 56)

This item includes a supplementary report.

- 9 APPLICATION FOR OTHER DEVELOPMENT - OLD HALL, POOLSIDE, MADELEY. MR GARY WHITE. 21/00206/LBC (Pages 57 - 66)**

This item includes two supplementary reports.

- 10 5 BOGGS COTTAGE, KEELE. 14/00036/207C3 (Pages 67 - 68)**

- 11 LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2 (Pages 69 - 72)**

This item includes a supplementary report.

- 12 UPDATE ON BREACH OF PLANNING OBLIGATION ENTERED INTO IN ASSOCIATION WITH 11/00284/FUL FOR THE ERECTION OF TWENTY THREE HOUSES AT THE FORMER SITE OF SILVERDALE STATION AND GOOD SHED, STATION ROAD, SILVERDALE (Pages 73 - 74)**

- 13 FIVE YEAR HOUSING LAND SUPPLY STATEMENT FOR THE BOROUGH OF NEWCASTLE-UNDER-LYME FROM 1 APRIL 2020 to 31 MARCH 2025 (Pages 75 - 124)**

- 14 URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972

**Members:** Councillors Andrew Fear (Chair), Marion Reddish (Vice-Chair), John Williams, Paul Northcott, Gillian Williams, Silvia Burgess, Dave Jones, Jennifer Cooper, Helena Maxfield, Sue Moffat, Mark Holland and Kenneth Owen

**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.**

#### **SUBSTITUTE MEMBER SCHEME (Appendix 9, Section 4 of Constitution)**

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:	Stephen Sweeney	Sylvia Dymond
	Bert Proctor	Mike Stubbs
	Simon Tagg	June Walklate
	Barry Panter	

*If you are unable to attend this meeting and wish to appoint a Substitute to attend in your place you need to:*

- Identify a Substitute member from the list above who is able to attend on your behalf

- Notify the Chairman of the Committee (at least 24 hours before the meeting is due to take place) NB Only 2 Substitutes per political group are allowed for each meeting and your Chairman will advise you on whether that number has been reached

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

**NOTE:** THERE ARE NO FIRE DRILLS PLANNED FOR THIS EVENING SO IF THE FIRE ALARM DOES SOUND, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

ON EXITING THE BUILDING, PLEASE ASSEMBLE AT THE FRONT OF THE BUILDING BY THE STATUE OF QUEEN VICTORIA. DO NOT RE-ENTER THE BUILDING UNTIL ADVISED TO DO SO.

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**PLANNING COMMITTEE**

Tuesday, 30th March, 2021  
Time of Commencement: 7.00 pm

**Present:** Councillor Andrew Fear (Chair)

<b>Councillors:</b>	Marion Reddish	Silvia Burgess	Sue Moffat
	John Williams	Dave Jones	Mark Holland
	Paul Northcott	Jennifer Cooper	Kenneth Owen
	Gillian Williams	Helena Maxfield	

<b>Officers:</b>	Elaine Moulton	Development Management Team Manager
	Nick Bromley	Senior Planning Officer
	Geoff Durham	Mayor's Secretary / Member Support Officer
	Shawn Fleet	Head of Planning and Development
	Daniel Dickinson	Head of Legal & Governance /Monitoring Officer
Richard Landon	IT Officer	

**Note:** In line with Government directions on staying at home during the current stage of the CV-19 pandemic, this meeting was conducted by video conferencing in accordance with the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

**1. APOLOGIES**

There were no apologies.

**2. DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

**3. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 2 March, 2021 be agreed as a correct record.

**4. APPLICATION FOR MAJOR DEVELOPMENT - 2-4 MARSH PARADE, NEWCASTLE . MARSH BOX DEVELOPMENTS LTD. 20/00559/FUL**

**Resolved:** That the removal of Conditions 7 & 8 of 17/00722/FUL permitted but the following conditions are now necessary to reflect the information submitted:

- (i) Tree Protection Measures fully implemented and

- maintained;
- (ii) The recommendations of the Arboricultural Method Statement fully implemented and maintained;
- (iii) Soft and hard landscaping to be fully implemented prior to the occupation of the development;
- (iv) Suitable replacement tree planting if the Lime tree dies within 5 years.

and subject to the imposition of all other conditions attached to planning permission 17/00722/FUL that remain relevant at this time.

**5. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO NORTH OF SHELTON BOULEVARD, THE SOUTH OF NEWPORT LANE AND IN BETWEEN FESTIVAL WAY AND THE A500 (QUEENSWAY), AND LAND AT GRANGE LANE, WOLSTANTON. CITY OF STOKE-ON-TRENT COUNCIL. 20/00630/FUL**

**Resolved:** That the variation of Condition 2 of 17/00834/FUL be permitted, subject to the imposition of all other conditions attached to planning permission 17/00834/FUL that remain relevant at this time, amended as necessary.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF BACK LANE AND MUCKLESTONE ROAD, MARKET DRAYTON. SHROPSHIRE. MRS CAROL CARLYLE. 21/00003/FUL**

**Resolved:** That the application be permitted, subject to the undermentioned conditions:

- (i) Time limit condition
- (ii) Approved plans
- (iii) No commercial use
- (iv) Submission of Construction Management Plan
- (v) Restriction on external lighting
- (vi) Adequate control of animal waste

**7. APPLICATION FOR MAJOR DEVELOPMENT - THORP PRECAST, APEDALE ROAD, CHESTERTON. HARVEY THORP. 21/00038/FUL**

**Resolved:** That the removal of Conditions 9 & 10 of 20/00354/FUL be permitted but the following condition to be included

The development hereby permitted shall be carried out and implemented in strict accordance with the mitigatory measures set out in the 'Report on the Assessment of Coal Mining Legacy and Risk to Surface Stability' (January 2021) by D J Erskine.

and subject to the imposition of all other conditions attached to planning permission 20/00354/FUL that remain relevant at this time.

**8. APPLICATION FOR MINOR DEVELOPMENT - 2 NEWCASTLE ROAD, MADELEY. MRS KIMBERLEY GABRIELCZYK . 20/00971/FUL**

*Councillor Gary White spoke on this application.*

*Amended condition (v) proposed by Councillor Reddish and seconded by Councillor Burgess.*

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Time limits
- (ii) Approved plans
- (iii) Facing materials
- (iv) Provision of access, parking and turning prior to occupation.
- (v) Access shall be a maximum of 3m wide and surfaced in a bound material for a minimum of 5m from the site boundary in accordance with details that shall have been approved by the LPA beforehand.
- (vi) Garages to be retained for parking and cycles
- (vii) Gates to open away from the highway
- (viii) Construction hours
- (ix) Noise levels
- (x) Electric vehicle charging.

**9. APPLICATION FOR MINOR DEVELOPMENT - 22 KING STREET, CROSS HEATH. MR K NIJJAR. 21/00067/FUL**

**Resolved:** That a decision on the application be deferred until the 27<sup>th</sup> April meeting, to allow time for the comments of the Highways Authority to be received and such views to be taken into consideration by the Planning Committee in its decision.

**10. APPLICATION FOR OTHER DEVELOPMENT - 4, ROE LANE, NEWCASTLE-UNDER-LYME. MR. & MRS. HALLIDAY. 21/00122/FUL**

**Resolved:** That the application be permitted, subject to the undermentioned conditions:

- (i) Time limit condition
- (ii) Approved Plans
- (iii) Materials

**11. APPLICATION FOR OTHER DEVELOPMENT - 1 BERESFORD CRESCENT, NEWCASTLE UNDER LYME. DR SHAMYLLA SAMAD. 21/00054/FUL**

*Councillor Simon Tagg spoke on this application.*

*Amended recommendation proposed by Councillor Holland and seconded by Councillor Northcott.*

Councillor Simon Tagg, speaking on behalf of residents stated that there were four areas of objection to this application: the design and scale of the proposed extension; highways and parking concerns; impact on trees and the extent to which the property was to be used as a House in Multiple Occupation. The extension detracted materially from the character of the original dwelling and the design of a group of dwellings forming the street scene which went against Policy H18 (design for

residential extensions). The Highways Authority had objected to the parking provision as there was only space provided for two vehicles.

Plans and photographs were shown to Members.

Councillor Holland supported the objections raised by Councillor Tagg. The extension did not sit behind the development line of Beresford Crescent. Reference was made to the Landscape Development Section's comments regarding the tree root protection areas being unaffected if only two parking spaces were provided. The Highways Authority stated that a development of that size required off-street parking for three vehicles. The existing garage could not count as a parking space as it was not 3m by 6m internally and the applicant had already stated that the garage space would be used for cycle storage.

The property in the past had been used as a HMO and there were concerns that the extension, including the additional bedroom space would again be used for that purpose. Larger HMO's came under a different use class. If this was to be used as a family home, Councillor Holland stated that he would like to see three parking spaces within the curtilage and, if it were to be used as a HMO he would expect to see three spaces minimum. Finally, with regard to the impact on the root protection area, the applicant had indicated that the roots from a mature highways tree intruded very slightly on the proposed development. Councillor Holland stated that the tree was already there and the proposed development would infringe on the root protection area by 1.7m.

Councillor Moffat had concerns as to the size of the proposed extension and close proximity to the pavement and agreed with previous comments of Members.

Councillor Northcott was concerned about it becoming a HMO which would be wrong in this area. He would second the proposal to refuse on the grounds that it was far too big and for the objections received from County Highways.

Councillor Reddish also shared concerns about the size and the massing and, should it become a HMO, huge concerns regarding parking. A possibility could be another application with the extension set back by as much as a metre.

Councillor John Williams stated that this had been a Bourneville Development and a garden village. The extension was too large for a family home and suspected that it would become a HMO.

Councillor Jones had concerns about the massing of the proposal and proximity to the boundary.

The Head of Planning, Shawn Fleet made reference to the scale and mass of the extension. Side extensions on corner plots were tricky. Plots were prominent on the corner and sat slightly forward. These were 2-3 bedroom semi's and standard house type existing within the Borough and around the country. Shawn Fleet understood the concerns of Members and added that the proposal did technically fall below the HMO separate use class order. Referring to just the scale and massing, this would be difficult to sustain at appeal. If, when viewed from different viewpoints, for example Pilkington Avenue, there was greater exposure and this plot was different to the other three in the vicinity that would give weighting to the refusal. Regarding the parking, it was clear where the County Highways were coming from.



The Chair asked Shawn Fleet if, whether or not the property became a HMO, was or was not a material consideration. Shawn Fleet advised that, with six bedrooms or less it would not be a separate use class or a new planning use as a HMO so it still fell within the traditional residential categories.

Councillor Northcott stated that there was obvious concerns regarding the end use of the property. Highways were basing their facts on the cumulative impact on the character of the area from excessive cars and not having capacity for car parking spaces. If this application were permitted, it could allow other houses to adopt a similar pathway resulting in future car parking issues.

Councillor Holland challenged the definition of a HMO stating that a large HMO was defined as a property that was rented to five separate households or more, therefore if this property were to be rented out as a HMO and every bedroom was occupied, it would count as a HMO. However, the application could not be judged on who may or may not occupy the building in the future as that was not a relevant planning consideration. Councillor Holland moved refusal on the grounds of size and massing; impact on the root protection area of the mature highways tree and impact on the highway and parking.

The proposal was too large and would reach closer to the curtilage of the boundary of the property than the one on the opposite side of the road. It would break the development line and would impinge on the root protection area of the mature tree.

Councillor John Williams asked if the fact that the area was designed by the Bourneville Trust and was a 'garden village', had any merit.

The Council's Development Management Team Manager, Elaine Moulton stated that she could not confirm whether Beresford Crescent was part of the Bourneville trust Development but could confirm that this area had not been identified as having any special character within any policies of the Development Plan.

**Resolved:** That the application be refused for the following reasons:

- (i) Unacceptable design and massing resulting in harm to the character and appearance of the area.
- (ii) Unacceptable level of off street car parking which will lead to on street car parking problems and highway safety implications,
- (iii) Harmful impact of the development on the root protection area of street trees

12. **APPLICATION FOR OTHER DEVELOPMENT - OAKLEY HALL, OAKLEY, MARKET DRAYTON. MR AND MRS GHANI. 21/00219/LBC**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Approved plans.
- (iii) Prior approval of the bricks, including the provision of samples, to be used in this repair and reinstatement of the rear elevation including method statement for structural repair of the rear gable.
- (iv) Prior approval of full details for the proposed window and door

- (v) In all other respects the permitted repairs and alterations shall be carried out in accordance with the submitted details.

**13. APPLICATION FOR OTHER DEVELOPMENT - BETLEY COURT, MAIN ROAD, BETLEY. DR NIGEL WILLIS BROWN AND OTHERS. 21/00109/FUL & 21/00110/LBC**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Works to be undertaken in accordance with the approved plans and details set out in the supporting documents.

**14. COMMITTEE SITE VISIT DATES 2021-2022**

**Resolved:** That the site visit dates, as set out in the agenda report, be agreed.

**15. URGENT BUSINESS**

There was no Urgent Business.

**CLLR ANDREW FEAR  
Chair**

Meeting concluded at 9.30 pm

**LAND ADJACENT KEELE UNIVERSITY, KEELE ROAD, KEELE**  
**MR KARL BROWN, HLM ARCHITECTS**

**21/00222/FUL**

This application seeks to vary Condition 2 of permission 20/00162/REM which granted reserved matters consent (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping. Condition 2 lists the approved drawings and the variations sought are to allow changes to the external cladding, increase the extent of roof top plant room to provide a larger weatherproof enclosure and minor changes to the proposed site layout.

The site is part of that allocated on the Local Development Framework Proposals Map for employment/higher education-led development (Proposal E8). The site lies within an area which on the Local Development Framework Proposals Map is excluded from the Green Belt but lies within an Area of Landscape Maintenance. The site is covered by Policy E8 (on development at Keele University and Keele Science Park). The site lies outside of the Grade II Registered Parkland and Garden of Special Historic Interest at Keele Hall.

**The 13 week period for the determination of this application expires on 2<sup>nd</sup> June 2021.**

**RECOMMENDATION**

**PERMIT subject to conditions relating to:**

- 1. Variation of condition 2 to list the revised plans**
- 2. Any other conditions attached to planning permission 20/00162/REM that remain relevant at this time.**

**Reason for Recommendation**

The proposed amendments to the elevations are minor and the high quality contemporary design and materials would be retained. The amended design would have no adverse impact on the character and appearance of the area.

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

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

**Key Issues**

This application seeks to vary Condition 2 of permission 20/00162/REM which granted reserved matters consent (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping. Condition 2 lists the approved drawings and the variations sought are to allow changes to the external cladding, increase the extent of the roof top plant room to provide a larger weatherproof enclosure and minor changes to the proposed site layout.

In considering an application to vary a condition, the Authority has to consider only the question of the conditions that are the subject of the application, it is not a complete reconsideration of the application. If the Authority considers that planning permission may be granted subject to different conditions it can do so. If the Authority considers that the conditions should not be varied or removed it should refuse the application.

The changes to the site layout are very minor comprising an increase in the number of electric vehicle charging points from 5 to 10, an increase in the number of cycle parking spaces and some additional trees and seating. The changes would have no impact on the number of parking spaces proposed within the site and therefore the sole issue for consideration is whether the changes to the external

cladding and the additional roof top plant would have any adverse impact on the design of the proposed development and the character and appearance of the area.

The approved design comprised cladding with terracotta baguettes in front as a decorative feature and shading device. It is now proposed to remove the baguettes and show a more articulated cladding arrangement comprising flat panels, in differing widths, and ribbed panels with aluminium trim profiles between the panels. The panels would be dark grey as previously approved above a Staffordshire Blue brick plinth.

Changes are also proposed to the roof top plant area. The nature of the plant equipment requires a weatherproof housing as opposed to a screened off area as previously proposed. This would result in a larger enclosed area on the roof level but a reduced area of open, screened plant area. It is considered that the changes would be acceptable.

The proposed amendments to the elevations are minor and in the context of the existing buildings are considered appropriate. The high quality contemporary design and materials would be retained and the amended design would have no adverse impact on the character and appearance of the area

## APPENDIX

### **Policies and proposals in the approved development plan relevant to this decision:-**

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

Policy ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP4: Natural Assets

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy E8: Keele University and Keele Science Park  
Policy N17: Landscape Character – General Considerations  
Policy N19: Landscape Maintenance Areas  
Policy T16: Development – general parking requirements

### **Other Material Considerations include:**

#### [National Planning Policy](#)

#### [National Planning Policy Framework \(NPPF\) \(2019\)](#)

#### [Planning Practice Guidance \(March 2014\)](#)

#### [Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

#### [Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan](#)

#### [Relevant Planning History](#)

- 05/01146/OUT (A) Full planning permission for engineering operations including plateau formation, earthworks, layout of road network, cyclepaths and footpaths, drainage works and other ancillary works  
(B) Outline planning permission for development for (a) academic function's; (b) staff and student residences; (c) employment uses directly related to or complementary to the University's core activities including conference, training, retail and leisure – for use of students, staff conference delegates and their visitors and in the case of leisure facilities for the wider community; (d) Class B1 uses directly related to the University's functional activities but excluding manufacturing or storage of large tonnages or mass production of goods - Approved
- 17/00934/OUT Proposed development for (a) academic functions; (b) staff and student residences; (c) employment uses directly related to or complementary to the University's core activities including conference, training, retail and leisure - for the use of students, staffs, conference delegates and their visitors and in the case of leisure facilities for the wider community; (d) Class B1 uses directly related to the University's functional activities but excluding manufacturing or storage of large tonnages or mass production of goods – Approved
- 20/00162/REM Reserved matters (layout, internal access arrangements, scale, landscaping, appearance and means of access) for the erection of a Digital Research and Education Centre with associated car parking and landscaping pursuant to outline consent 17/00934/OUT – Approved

### Views of Consultees

The **Highway Authority** has no objections.

The Council's **Conservation Officer** has no observations to make.

No comments have been received from **Keele Parish Council** or the **Environmental Health Division** by the due date and therefore it must be assumed that they have no comments to make.

### Representations

None received.

### Applicant's/Agent's submission

The application plans are available for inspection via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00222/FUL>

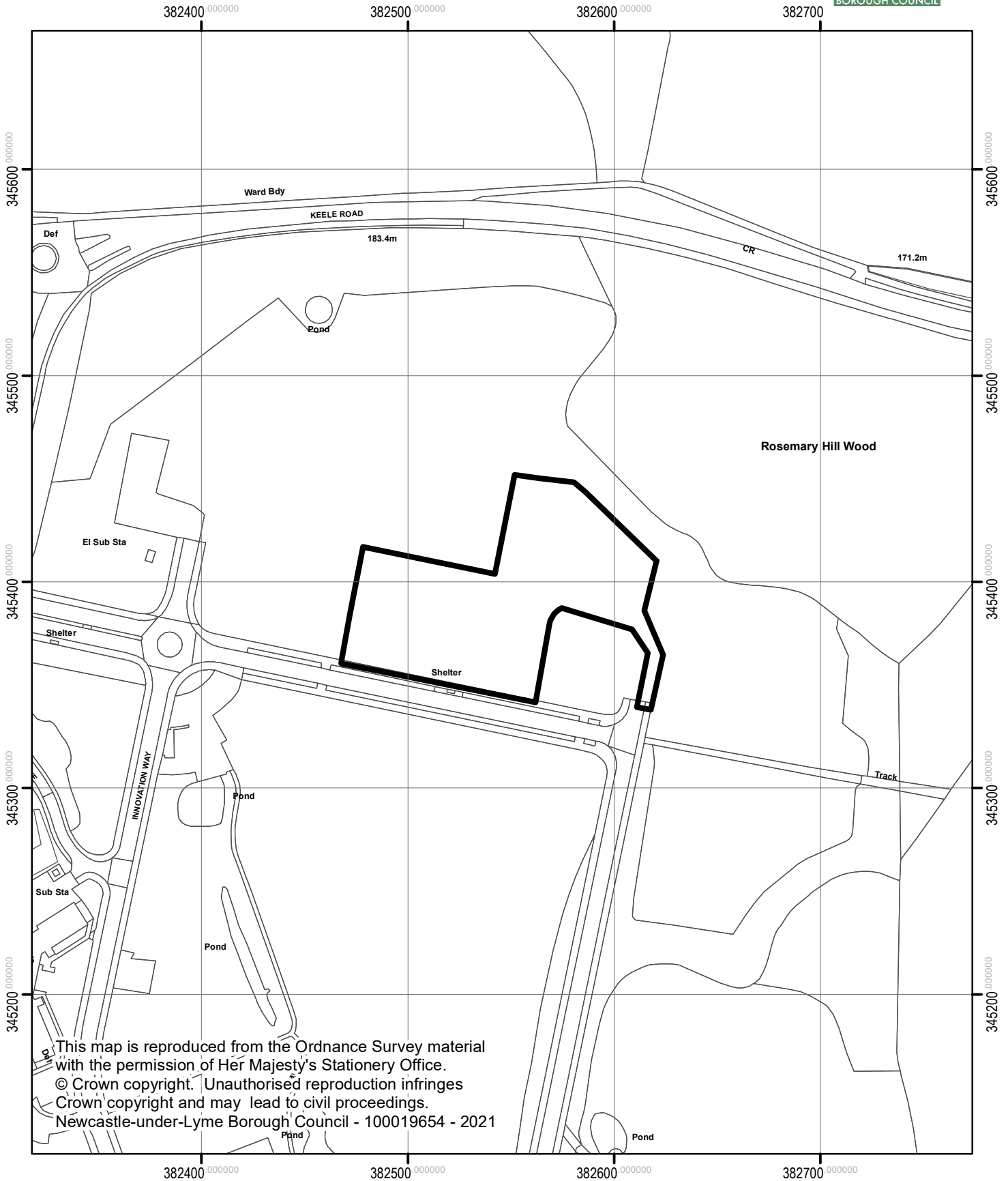
### Background papers

Planning files referred to  
Planning Documents referred to

### Date report prepared

29<sup>th</sup> March 2021

Land Adjacent Keele University, Keele Road, Keele



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**22 KING STREET, CROSS HEATH**  
**MR K NIJJAR**

**21/00067/FUL**

Full planning permission is sought for two, three bedroomed detached dwellings to be sited within the rear garden of No. 22 King Street. The curtilage of No. 22 would be subdivided to retain a private rear garden for its occupants whilst the existing access drive would be extended to serve the proposed dwellings. The site lies within the urban area of Newcastle-under-Lyme as defined by the Local Development Framework Proposals Map.

The application was deferred from the planning committee meeting which took place on the 29<sup>th</sup> March, as it was considered that a decision should not be made on the application until the Highways Authority withdrew their objections to the proposal.

**The 8 week period for the determination of this application expired on 23<sup>rd</sup> March but the applicant has agreed an extension to the statutory period until the 29<sup>th</sup> April 2021.**

## **RECOMMENDATION**

Permit, subject to conditions relating to the following: -

1. Time Limit Condition
2. Approved plans
3. Approved Materials
4. Boundary treatments
5. Hardstandings
6. Submission of Landscaping Details
7. Submission of Tree Protection Plan
8. Access, parking and turning
9. Provision and retention of Visibility Splays
10. Restriction of gates or obstructions to vehicle access
11. Submission of an Environmental Construction Plan
12. Construction Hours
13. Provision of electrical charging point for vehicles

## **Reason for Recommendation**

The principle of the use of the site for residential development has been established with the appeal decision referenced APP/P3420/W/193237735 and the design and layout of the proposal is considered to be acceptable and in accordance with the aims and objectives of the National Planning Policy Framework and the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD. There would be no material adverse impact upon highway safety or residential amenity subject to the use of appropriate conditions and the proposed landscaping within the site is considered acceptable. There are no other material considerations which would justify a refusal of this application.

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

Officers of the Authority have requested further information throughout the application process and the applicant has provided amended and additional information, this has resulted in an acceptable form of development now being proposed.

## **Key Issues**

Full planning permission is sought for two, three bedroomed detached dwellings to be sited within the rear garden of No. 22 King Street. The curtilage of No. 22 would be subdivided to retain a private rear garden for its occupants whilst the existing access drive would be extended to serve the proposed

dwelling. The site lies within the urban area of Newcastle-under-Lyme as defined by the Local Development Framework Proposals Map.

The application follows a previous planning application for two semi-detached dwellings, which were granted on appeal in April 2020, reference 19/00135/FUL (APP/P3420/W/193237735). This planning permission is extant and capable of being carried out and on this basis the principle of residential development on the land is acceptable but due to the change to the design of the scheme the main issues for consideration are now as follows;

- Is the design and its implications on the character of the area and street scene acceptable?
- Is the impact on neighbouring living conditions acceptable?
- Is there any impact on trees?
- What is the impact to Highway Safety?
- Other Matters

Is the design and its implications on the character of the area and street scene acceptable?

Section 12 of the NPPF sets out policy which aims to achieve well-designed places. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 goes on to detail that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) seeks to ensure that new development is well designed to respect the character, identity and context of Newcastle's unique townscape and landscape including its rural setting and the settlement pattern created by the hierarchy of centres. Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document gives further detailed guidance on design matters in tandem with CSP1.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R4 states that new housing must create a clear hierarchy of streets and spaces that contributes to the legibility of the area. Policy R5 goes on to state that "buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line.

The application site comprises a large section of the private rear garden of No. 22 King Street, a traditional semi-detached dwelling with a spacious plot. Despite the presence of the Workingmen's Club to the east of the application site, the surrounding area is predominantly residential and is made up of modest semi-detached and terraced dwellings, all of which are located along active and established frontages. The two detached dwellings now proposed would be sited within the existing rear garden of No. 22 and so would represent backland development to which there are no comparable examples within the immediate locality.

Whilst it is recognised that the proposed dwellings would not be located or orientated in a manner consistent with many nearby properties, the inspector for the appeal APP/P3420/W/193237735 noted that the rear gardens of Nos 22 to 28 King Street are uncharacteristically generous and that properties in the surroundings are variously set along streets with a rectilinear pattern, but also around closes or crescents, and in some instances properties fall behind others with a street frontage. The inspector concluded that the dwellings proposed would not appear incongruous within their setting but would rather reflect the piecemeal nature of development found in the surrounding area. In light of the inspector's assessment and given the above, it is concluded that the siting of the properties would not result in any significant harm to the street scene or wider area and would not constitute as overdevelopment of the site.

The dwellings proposed are considered to be of an appropriate design and the application is supported by a site section which demonstrates that the scale of the proposed dwellings would be commensurate with the scale of the dwellings along Derwent Crescent and King Street. They would also be similar to those previously approved at appeal.

Subject to conditions to secure appropriate materials, boundary treatments and soft landscaping it is considered that the proposed development accords with policy CSP1 of the CSS the principles of the urban design guidance SPD and the guidance and requirements of the NPPF.

#### Is the impact on neighbouring living conditions acceptable?

Criterion f) within Paragraph 127 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

SPG (Space Around Dwelling) provides guidance on privacy, daylight standards and environmental considerations.

It is recognised that there would be a breach of guidance in relation to the separation distance between the rear facing principal windows of No. 2 The Gardens, which is located to the east of the application site and the blank side elevation of the proposed dwellings. The separation distance is 12.2m, the same as that achieved in the permitted development, where the guidance would recommend 13.5m. However, it is considered that this shortfall would not result in an adverse impact on the residential amenity levels of the occupiers of the property to the extent that it would warrant the refusal of the application. The development would accord with all other recommendations within the SPD as well as providing adequately sized private gardens and it is concluded that the development would not result in an unacceptable harm to the residential amenity levels of neighbouring occupiers when compared to the extant planning permission which was granted at appeal.

Whilst officers raised concerns with regard to the potential of noise nuisance of passing vehicles on the occupants of no.22 King Street in the previous application, the planning inspector for the appeal concluded that any noise and disturbance resulting from a handful of daily vehicular movements associated with two new dwellings would be limited, with noise resulting from vehicular movements only being intermittent and not continuous.

It is considered that the proposal would not result in any additional impact on neighbouring properties than the extant planning permission. Therefore, given the conclusions of the planning inspector on the recent appeal, it is considered that the impacts on residential amenity are acceptable and that the proposal is in accordance with the guidance and requirements of the NPPF.

#### Is there any impact on trees?

Policy N12 of the Local Plan states that the Council will resist development that would involve the removal of any visually significant tree, shrub or hedge, whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design. N12 also states that where, exceptionally, permission can be given and the tree are to be lost through development, replacement planting will be required on an appropriate scale and in accordance with a landscaping scheme.

As with the development permitted on appeal, it is proposed to remove a number of trees from the site in order to accommodate the development and the majority of these are category 'C' or small in stature. The Councils Landscape Development Section (LDS) have raised no objections to the proposal, and it is accepted that subject to the works being completed in accordance with an approved tree protection plan, the development is considered to be in accordance with the requirements of Policy N12 of the Local Plan as well as the provisions of the NPPF.

#### What is the impact to Highway Safety?

The NPPF states that safe and sustainable access to the site should be achieved for all users. It advises that development should only be prevented or refused on highway grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Following the deferral of the application at the planning committee on the 29<sup>th</sup> March, the Highways Authority has confirmed that if the access arrangement for the site was altered so that the access width was increased to 5m (as required by condition on the previous appeal decision), then they would withdraw their objections to the proposal.

In response to this request the agent of the application has provided amended plans which shows an access width of 5 metres.

The increased access width for the proposed dwellings does now result in the parking arrangement for no. 22 King Street being altered but a suitable front driveway is still achieved and the proposal would not exacerbate an existing on street car parking problem.

HA has previously requested that a swept path analysis for a car to access and turn within the site curtilage and dimensions of the access drive and the parking and turning areas, are provided, along with a construction management plan (CMP).

In response to these comments the agent of the application has provided a detailed site layout plan which shows a swept path analysis for the proposed dwellings, as well as providing additional details of the CMP. Discussions with the Highway Authority suggest that they are now satisfied with the proposals and it is anticipated that they will confirm this in writing prior to the meeting.

The objections from a resident raise a number of concerns regarding the access, parking and turning arrangements for the proposed dwellings and the resultant arrangements for no. 22. They also maintain their objections regarding construction implications. However, the application satisfactorily addresses the issues and no greater harm would be caused to highway safety compared to the extant planning permission.

Therefore, in the absence of any objections from Highways Authority, it is now considered that all aspects of highway safety and access for the development have been addressed and the proposals accord with policy T16 of the local plan and the guidance and requirements of the NPPF.

#### Other Matters

6 objection letters have been submitted by the residents of no. 24 King Street, who raise a number of concerns regarding the impacts of the development on their property and surrounding area, the concerns raised cover impacts on residential amenity, highway safety concerns, tree removal, impacts of local wildlife, waste disposal, flood risk and inaccuracies on the submitted plans.

Matters of impact on visual amenity, residential amenity, highway safety implications and impact on trees have been addressed and fully considered above, and given the similarities of the proposal with the extant planning permission, the proposals are considered acceptable and in accordance with planning policy.

The application is supported by scale plans, highways information and tree information. The level of information submitted in support of the application is considered sufficient enough to allow a full assessment of the proposal by the Local Planning Authority.

The proposed development would have no greater harm on the ecology of the site or create additional flooding implications than the extant planning permission.

With regards to the noise implications of any construction works, a condition is recommended to limit construction hours to general daytime hours, to help reduce the impact on nearby properties.

## APPENDIX

### **Policies and proposals in the approved development plan relevant to this decision:-**

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

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP5:	Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1:	Design Quality
Policy CSP3:	Sustainability and Climate Change

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1:	Residential Development: Sustainable Location and Protection of the Countryside
Policy N12:	Development and Trees
Policy T16:	Development – General Parking Requirements

### **Other Material Considerations include:**

#### National Planning Policy

#### [National Planning Policy Framework](#) (February 2019)

#### [Planning Practice Guidance](#) (March 2014)

#### Supplementary Planning Guidance/Documents

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

#### [Space Around Dwellings SPG](#) (SAD) (July 2004)

#### Relevant Planning History

19/00135/FUL - Erection of 2 x 3 bedroom semi-detached dwellinghouses within the existing rear garden of application site, incorporating the provision of 4 parking spaces, cycle spaces and refuse storage, new boundary treatment and landscaping – application was refused, and allowed at appeal (appeal reference APP/P3420/W/193237735)

#### Views of Consultees

The **Highways Authority** have confirmed that subject to the access to the site having a width of 5m, as required by conditions of the appeal, then they have no objections to the proposal.

The further comments of HA are now awaited following the submission of further information by the applicant.

The **Landscape and Development Section** raise no objections to the proposal

The **Environmental Health** raise no concerns regarding contaminated land.

#### Representations

6 objection letters have been received from the residents of no. 24 King Street maintain their objections to the application and raise the following concerns:

- Removal of trees
- Noise nuisance
- Impact on residential amenity
- Limited width of access point
- Use of gravel for parking area
- Limited turning area for vehicles
- Inaccuracies in the submitted plans,
- Impact of local ecology and wildlife habitats
- Flooding
- Impact on the character of the Area
- Waste Disposal
- Highway Safety

#### Applicant's/Agent's submission

The application is accompanied by the following documents:

- Design and Access Statement
- Arboricultural Method Statement
- Construction Management Plan

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00067/FUL>

#### Background papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

16<sup>th</sup> April 2021

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> March 2021**

**Agenda Item 5**

**Application Ref. 21/00067/FUL**

**22 King Street, Newcastle under Lyme**

Since the publication of the main agenda report the further comments of the **Highways Authority (HA)** have been received. They confirm that they raise no objections to the amended plans subject to conditions being applied to any permission given. The conditions relate to the securing of a 5m access (entrance) to the site and the provision of a gravel retaining strip for the parking area of no.22 King Street, compliance with the submitted turning circle and visibility splay details, and a restriction of any new gates for the proposed access arrangements.

Officers Comments

The consultation comments have confirmed that the Highways Authority no longer wish to sustain their objections to the proposal and the recommended conditions will ultimately ensure that the highways impacts of the proposal can be safely mitigated. Subject to these conditions it is considered that the application is acceptable with regards to its impact on highway safety.

**The RECOMMENDATION is amended as follows;**

**Permit, subject to conditions relating to the following: -**

- 1. Time Limit Condition**
- 2. Approved plans**
- 3. Approved Materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Submission of Landscaping Details**
- 7. Submission of Tree Protection Plan**
- 8. A minimum access width of 5m**
- 9. A gravel retaining strip to the parking area of 22 King Street**
- 10. Access, parking and turning**
- 11. Provision and retention of Visibility Splays**
- 12. Provision of gravel retaining strip**
- 13. Restriction of gates or obstructions to vehicle access**
- 14. Submission of an Environmental Construction Plan**
- 15. Construction Hours**
- 16. Provision of electrical charging point for vehicles**

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22 King Street, Cross Heath.



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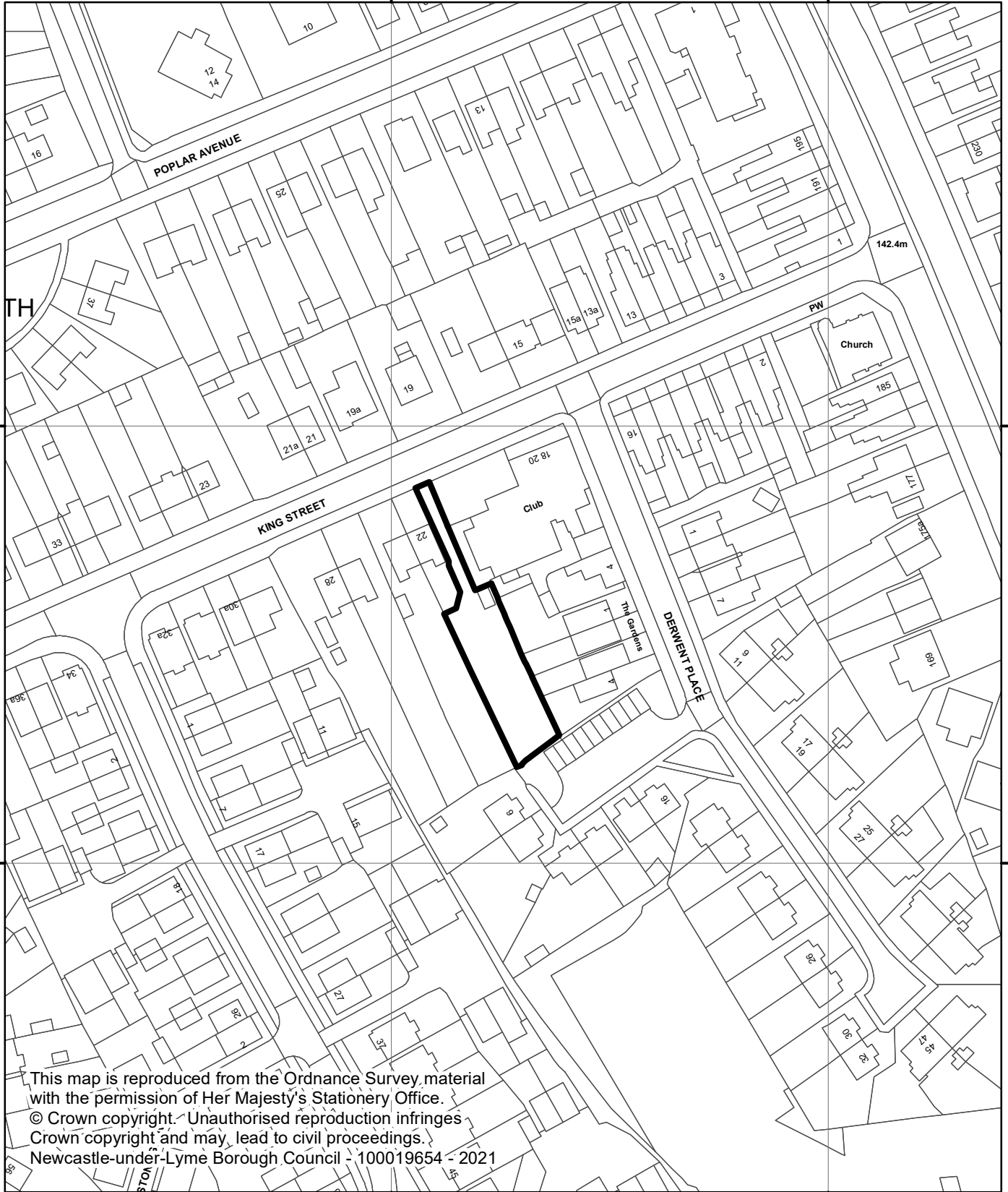
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## HOPE COTTAGE, LEYCETT LANE

MR & MRS J BULLOCK

21/00193/FUL

The application is for full planning permission for a detached dwelling on land to the rear of Hope Cottage, Leycett Lane. The application is a resubmission of application 20/00635/FUL which was refused on 26/10/2020.

The site lies within the open countryside, which is designated as being within the Green Belt and an Area of Landscape Restoration, as indicated on the Local Development Framework Proposals Map.

The application has been called in to Committee by two Councillors.

**The 8 week determination of this application expired on 19<sup>th</sup> April 2021, however the applicant has agreed to extend the determination date until the 30<sup>th</sup> of April 2021.**

### RECOMMENDATION

Refuse for the following reason: -

1. The development represents inappropriate development in the Green Belt, and there are no very special circumstances that would outweigh the harm caused by virtue of the development's inappropriateness and associated harm to the openness of the Green Belt. The development is contrary to Policy S3 of the Local Plan and the aims and objectives of the National Planning Policy Framework (2019).
2. The proposed development, because of its isolated location away from a higher level of services, employment and public transport links, would mean that residents would be dependent on the use of private motor vehicles. The development of this site would not materially enhance or maintain the viability of a rural community in a significant way and is considered to be an unsustainable form of development. For these reasons the proposed development is contrary to the requirements and guidance of the National Planning Policy Framework (2019).

### Reason for Recommendation

The proposed development fails to meet the definition of limited infilling in villages or any of the exceptions listed in paragraph 145 of the NPPF. On this basis it is considered that the proposal constitutes inappropriate development in the Green Belt and is contrary to the requirements of the National Planning Policy Framework. In addition, the sites isolated location away from local services would mean that residents would be dependent on the use of private motor vehicles for transportation and therefore a new residential dwelling at this location is not considered to be sustainable development.

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

The proposed development fundamentally unacceptable in terms of its location and therefore does not represent a sustainable form of development.

### Key Issues

The application site is a spacious plot and it is considered that the proposed dwelling would not harm the residential amenity of neighbouring occupiers. Therefore, the key matters in the consideration of the application are as follows;

- Is the development an appropriate form of development within the Green Belt? If not, do very special circumstances exist to justify the inappropriate development?
- Is the principle of residential development in this location acceptable?
- The design and the impact on the character and appearance of the area,
- Highway implications, and
- Contaminated Land Risk,

Is the development an appropriate form of development within the Green Belt? If not, do very special circumstances exist to justify the inappropriate development?

Paragraph 134 of the NPPF indicates that the Green Belt serves five purposes, one of which is to assist in safeguarding the countryside from encroachment.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 145 of the NPPF states that other than a number of specified exceptions the construction of new buildings should be regarded as inappropriate in the Green Belt. One of these exceptions is (e) limited infilling in villages.

The NPPF does not define the term 'infilling' but an Inspector in a recent appeal decision (Hazeley Paddocks, appeal reference APP/P3420/W/19/3219954) accepted the term 'the infilling of a small gap in an otherwise substantially built up frontage'.

It is accepted that the application site here does represent a small gap site in between two properties, albeit the site does not form part of a continuous built frontage. However given that the site in question is not part of any defined settlement or form part of a developed area that has the character and appearance of a settlement it is not accepted that it is located within a village. Therefore, the proposed development fails to meet the definition of limited infilling in villages or any of the exceptions listed in paragraph 145 of the NPPF.

On this basis it is considered that the proposal constitutes inappropriate development in the Green Belt.

Is the principle of residential development in this location acceptable?

The application site lies outside of the settlement of Silverdale within the Rural Area of the Borough in the open countryside. Policies for the control of development in the open countryside apply with equal force within the Green Belt

CSS Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

CSS Policy ASP6 states that there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

Furthermore, Policy H1 of the Local Plan seeks to support housing within the urban area of Newcastle or Kidsgrove or one of the village envelopes.

The site is not within a village envelope and the proposed dwelling would not serve an identified local need and as such is contrary to policies of the Development Plan.

Paragraph 11 of the recently published revised Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there

are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

A series of recent appeal decisions have concluded that policies H1, SP1 and ASP6 are out of date and Paragraph 11(ii) of the NPPF should be engaged unless point (i) applies. Footnote 6 sets out which policies are being referred to in (i) and include those relating to land designated as Green Belt. As this site is in the Green Belt, and this provides a clear reason for refusal, the 'tilted balance' as set out at ii) does not apply.

At paragraph 78 the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

The application site in this instance is not within a village and is detached from the edge of Silverdale by approximately 450 metres and 1.5 kilometre from the centre. In respect of its location, the site lies some considerable distance from the shops and services of Silverdale, Scot Hay Road provides direct access to Silverdale however large sections of this road have no lighting and no pavements making regular walking or cycling for day to day needs unrealistic. This development would not, therefore, support the services in Silverdale or any other nearby village.

In conclusion, given the limited nature of facilities and services nearby this is not considered to be a sustainable location and the proposal would not meet the requirements of the NPPF.

#### The design and the impact on the character and appearance of the area

The National Planning Policy Framework places great importance on the requirement for good design, which is a key aspect of sustainable development. Policy CSP 1 of the Core Spatial Strategy broadly reflects the requirements for good design contained within the NPPF, and the Urban Design Supplementary Planning Document provides detailed policies on design and layout of new housing development.

There is a small number of houses which surround the application site, these are comprised mainly of two storey properties however there is a single bungalow to the west of the application site. The proposed dwelling is a bungalow which has a traditional design style, and given the limited ridge height of the proposal it is considered that the development would not appear out of place when seen in context with nearby properties.

The application site is surrounded to the north, west and east by high level hedging with some mature trees, details within the application have shown that these boundary treatments will be retained, which will help to soften the limited visual impact of the proposal, and would neighbouring properties to retain their existing levels of privacy.

On this basis there are no significant concerns regarding the design and the impact on the character and appearance of the area.

#### Highway Implications

At paragraph 109 the NPPF it indicates that development should only be prevented or refused on highway safety grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highway Authority has raised no objections subject to conditions, and it is considered that the additional vehicles associated with one additional dwelling would not be significant and no highway safety concerns are raised.

#### Contaminated Land Risk

The Councils Environmental Health Team have raised objections to the proposal, as the gas exclusion measures set out within the Phase 1 Geo-Environmental Report submitted with the application failed to provide details of the foundation design, the specific membrane to be used, and details of the installation/verification of those measures.

In response to this objection the agent of the application has provided an updated Ground Investigation Report which provides additional details of the foundation to be used, including details of the membrane alongside verification reports. The amendments to the Geo-Environmental Report are therefore considered to have addressed the concerns raised, and subject to the implementation of the recommended conditions suggested by the Environmental Health team, it is considered that any risk of contamination within the site can be acceptably mitigated.

#### Are there very special circumstances that justify the inappropriate development?

The proposal development would also lead to a loss in openness of the Green Belt which the NPPF seeks to protect. This would therefore undermine the fundamental aim of keeping land permanently open and assist in safeguarding the countryside from encroachment. It would therefore be contrary to the guidance and requirements of the NPPF.

The NPPF indicates that very special circumstances (to justify inappropriate development) will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In this instance no very special circumstances have been identified for consideration and there are none immediately evident.

#### Conclusions

The development represents inappropriate development in the Green Belt, and there are no very special circumstances that would outweigh the harm caused by virtue of the development's inappropriateness and associated harm to the openness of the Green Belt. The development is contrary to Policy S3 of the Local Plan and the aims and objectives of the National Planning Policy Framework (2019).

In addition the above, the proposed development, because of its isolated location away from a higher level of services, employment and public transport links, would mean that residents would be dependent on the use of private motor vehicles. The development of this site would not materially enhance or maintain the viability of a rural community in a significant way and is considered to be an unsustainable form of development. For these reasons the proposed development is contrary to the requirements and guidance of the National Planning Policy Framework (2019).

## APPENDIX

### **Policies and proposals in the approved development plan relevant to this decision:-**

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

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP6:	Rural Area Spatial Policy
Policy CSP1:	Design Quality
Policy CSP3:	Sustainability and Climate Change
Policy CSP4:	Natural Assets

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy S3:	Development in the Green Belt
Policy H1:	Residential Development: Sustainable Location and Protection of the Countryside
Policy T16:	Development – General Parking Requirements
Policy N3:	Development and Nature Conservation – Protection and Enhancement Measures
Policy N12:	Development and the Protection of Trees
Policy N17:	Landscape Character – General Considerations
Policy N21:	Area of Landscape Restoration
Policy N9:	Community Woodland Zones

### **Other Material Considerations include:**

#### [National Planning Policy Framework](#) (February 2019)

#### [Planning Practice Guidance](#) (March 2014, as updated)

#### Supplementary Planning Guidance/Documents

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

#### [Space Around Dwellings SPG](#) (SAD) (July 2004)

#### Relevant Planning History

20/00635/FUL - Proposed infill development for a single dwelling to the land and garden at the rear of Hope Cottage – refused

#### Views of Consultees

The **Environmental Health Division** have raised objections to the proposal, as the gas exclusion measures set out within the Phase 1 Geo-Environmental Report submitted with the application as the report fails to provide details of the foundation design, the specific membrane to be used, and details of the installation/verification of those measures. The Environmental Health Division note that if the local planning authority is minded to approve the application then contaminated land conditions should be imposed.

The **Highway Authority** raises no objections subject to conditions which relate to the following:

- Provision of the access, parking and turning area prior to occupation of the dwelling.
- Parking area for Hope Cottage to be provided before the development commences.
- Access to be surfaced in a bound material for the first 5m from the site boundary.
- Boundary wall to Hope Cottage to be a maximum height of 800mm

The **Landscape Development Section** raise no objection subject to any damaged sections of hedging being replanted.

**Audley Parish Council** resolved that the application should be refused on the same grounds as before and to support the views of Environmental Health Team,

**CADENT (network maintenance pipelines)** have identified that there is apparatus in the vicinity of the application site which could be affected by the proposal, and set out a number of recommendation for the applicant to consider.

The **Coal Authority** raises no objections subject to conditions relating to the completion of ground site investigation and relevant mitigation measures.

#### Representations

3 letters of support from local residents have been received by the Local Planning Authority.

#### Applicant's/Agent's submission

The application is accompanied by the following documents:

- Ground Investigation Report

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00193/FUL>

#### Background papers

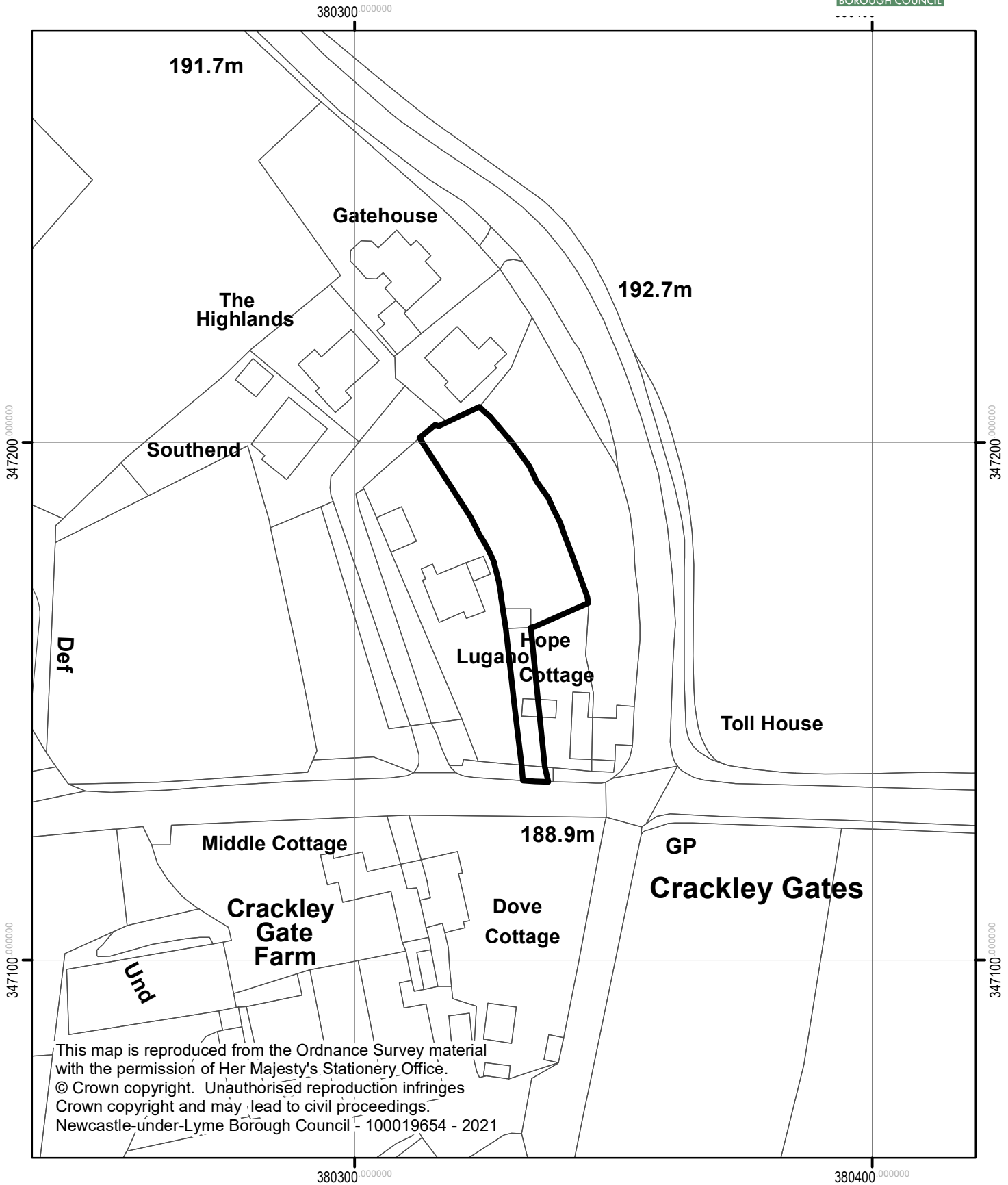
Planning files referred to  
Planning Documents referred to

#### Date report prepared

14/04/2021



Hope Cottage, Leycett Lane, Silverdale



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**SCOT HAY FARM, LEYCETT ROAD**  
**MR DENNIS MARK HOLFORD**

**21/00005/FUL**

The application seeks full permission for the change of use of a garage into a 3 bedroom dwelling as well as seeking temporary permission for the siting of a static caravan on the site to provide temporary accommodation for a farm worker.

The site lies in the village of Scott Hay and on land which is designated as being within the Green Belt and an Area of Landscape Regeneration as indicated on the Local Development Framework Proposals Map. The application site is also recognised as being an historic farmstead.

**The 8 week determination of this application expired on 12<sup>th</sup> March 2021, however the applicant has agreed to extend the determination date until the 29<sup>th</sup> of April 2021.**

**RECOMMENDATION**

**Permit, subject to conditions relating to the following: -**

- 1. Time limit condition**
- 2. Approved plans**
- 3. Approved materials**
- 4. Removal of caravan with 2 years of any permission**
- 5. Construction hours**

**Reason for Recommendation**

The proposal is, in part, inappropriate development within the Green Belt in that the proposal will result in some minor harm to the openness of Green Belt due to the temporary retention of a mobile caravan on the site. However the caravan will only be used for a temporary period during the conversion and it is not viewable from nearby highways or any public vantage points, and it is concluded that very special circumstances exist to justify inappropriate development in the Green Belt in this case. There are no other material considerations which would justify a refusal of this application.

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

Amended plans have been submitted at the request of the Local Planning Authority and the development is considered to be a sustainable form of development in accordance with the National Planning Policy Framework.

**Key Issues**

The main issues for consideration are as follows;

- Is the proposal appropriate or inappropriate development in the Green Belt and if inappropriate, do the required very special circumstances exist to justify approval?
- Is the principle of residential development in this location acceptable?
- Are the impacts on residential amenity acceptable?
- Impact on the Historic Farmstead
- Parking requirements and highway safety
- Other Matters

**Appropriate or inappropriate development in the Green Belt?**

Paragraph 134 of the NPPF indicates that the Green Belt serves five purposes, one of which is to assist in safeguarding the countryside from encroachment. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

### Change of use of the garage

As the proposal involves the conversion and minor extension of an existing building then paragraph 145 of the NPPF, which sets out where the construction of new buildings are appropriate, and 146, which addresses other forms of development, are relevant.

Paragraph 146 indicates that certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and does not conflict with the purposes of including land within it. This includes the reuse of buildings providing that the buildings are of permanent and substantial construction. It is considered that the conversion of the garage would fall within this exception.

In paragraph 145 it states that *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”* is appropriate within the Green Belt.

The proposal would result in the extension of the building through the addition of new dormer windows on the northern elevation of the building, this dormer extension does not extend the footprint of the structure and given the small scale would not be considered a disproportionate addition to the size of the building. On the basis of the above there is no requirement to demonstrate that very special circumstances exist, and the proposal therefore complies with policy S3 of the local plan and the guidance and requirements set out in paragraph 145 of the NPPF.

The garage conversion element of the proposal is therefore considered to be appropriate development in the Green Belt and in accordance with local and national policy.

### Temporary Caravan

The proposal also seeks temporary permission to retain a caravan on the application site for 24 months whilst the conversion of the garage to a dwelling is completed. Supporting information submitted with the application indicates that the caravan will provide temporary accommodation for the primary farm worker of Scot Hay Farm until the proposed residential property is ready for occupation.

Neither Local nor National Guidance set out specific policies which relate to the provision of temporary caravans within the Green Belt. In terms of identifiable harm, the temporary retention of the caravan at the site would not result any recognisable visual impact on the immediate area as it would not be visually prominent. The openness of the Green Belt, however, has a spatial aspect as well as a visual aspect and the absence of any visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt as a result. It therefore has to be concluded that this element of the proposal is inappropriate development within the Green Belt.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful the Green Belt and should not be approved except in very special circumstances.

At paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Considerable weight must however be given to the fact that the caravan is required for a temporary period only and also to the fact that the caravan is positioned within a secluded courtyard, which effectively screens the caravan from view from any nearby highways or public vantage points. It is therefore concluded that in the absence of any identified harm as set out below, in addition to that arising by virtue of it being inappropriate development in the Green Belt, very special circumstances exist to justify inappropriate development in the Green Belt in this case. Subject to a condition being applied to any permission which will require that the caravan be removed from the application site within 24 months of the decision notice, the proposal is considered to be compliant with the requirements of paragraphs 143 and 144 of the NPPF.

### **Is the principle of residential development in this location acceptable?**

Local and national planning policy seeks to provide new housing development within existing development boundaries on previously developed land where available.

Saved Newcastle Local Plan (NLP) policy H1 supports new housing within village envelopes. ASP6 of the Core Spatial Strategy (CSS) advises that, by 2026, there will be a maximum of 900 net additional dwellings of high design quality located primarily on sustainable brownfield land within the village envelopes of key rural service centres.

The National Planning Policy Framework (the Framework) seeks to support the Government's objective of significantly boosting the supply of homes. It also sets out that there is a presumption in favour of sustainable development.

Paragraph 117 of the Framework states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 11 of the Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Planning Inspectors have only given limited weight to NLP Policy H1 and CSS ASP6 in as far as they define the village envelopes (Policy H1 and ASP6) and limit the number of additional dwellings in key rural service centres (Policy ASP6).

The proposed development is considered to represent appropriate re use of a building within the Green Belt and so does not conflict with specific policies of the NPPF as referred to in 11(d) (i).

The Council is currently able to demonstrate a five year supply of specific deliverable housing sites, with the appropriate buffer, with a supply of 7.3 years as at the 31st March 2019 (or 5.2 as at 31<sup>st</sup> March 2020 if it is accepted that the content of the 5 year Housing Supply Statement reported in this agenda represents the current position of the Council). Given this, it is appropriate to consider the proposal in the context of the policies contained within the approved development plan.

Local Plan Policy H9 sets out the criteria for the conversion of rural buildings for living accommodation. It indicates that before the conversion of rural buildings for living accommodation can be considered, evidence must be provided to show that the applicant has made every reasonable attempt to secure a suitable business use for the premises, subject to Policy E12. However, the NPPF predates the NPPF and sets out at paragraph 79 that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of circumstances apply, including the re-use of redundant or disused buildings that enhance the immediate setting.

The application site is located Scot Hay, which is not classed as a village, thus being within the open countryside.

Development for residential purposes is not supported by policies of the Development Plan therefore however the proposed conversion is an inherently sustainable act that would have positive benefits for the rural economy. It is considered therefore, that on balance, a refusal on housing policy grounds could not be sustained.

### **Are the impacts on Residential Amenity acceptable?**

Criterion f) within Paragraph 126 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on new dwellings including the need for privacy, daylight standards, and environmental considerations.

No objections have been received from the Environmental Health Division and the proposal is compliant with the requirements of the SPG, therefore it is considered that there would be no harm to the residential amenity as a result of the proposal.

### **Impact on Historic Farmstead**

The application site is recognised as being a historic farmstead, and whilst the site does not benefit from any statutory forms of protection, the Local Planning Authority recognise that non designated heritage assets can make a positive contribution to local character and distinctiveness. Consideration is therefore required as to whether the proposed conversion harms or enhances the historic character and significance of this site.

A Heritage Statement has been provided with the application which notes that the conversion of the garage would not require any demolition to take place, and that the installation of new doors would be done so that they are in line with the existing brickwork openings. The Heritage statement also noted that the proposed materials for the new dormer windows will match the existing building as closely as possible to further limit any harm.

Whilst the garage has limited architectural merit overall, it does contain an attractive stone framed window in its eastern elevation, which provides a positive contribution to the street scene. The council's conservation officer has been consulted on the application and has recommended a number of alterations to the proposed dormer and ground floor windows designs. Amended plans have been submitted in response to these concerns which have provided alterations to the dormer windows including a list of proposed materials which are considered to be an improvement over the original design. Further amendments regarding the removal of the small high level window panes on the ground floor openings have been requested and are expected to be received prior to the planning committee meeting.

Subject to the receipt of the amended plans and conditions to control the use of materials, it is considered that the historic character and quality of the building can be protected. It should also be noted that the proposed conversion will likely improve the long-term sustainability of the building.

### **Parking requirements and Highway Safety**

The application site includes a large yard area directly to the north of the existing garage building which can comfortably accommodate a number of vehicles with ease and the proposal will utilise an existing access point onto the site. Given the above, and in the absence of any objections from the Highways Authority, the proposal is considered to be acceptable in terms of its impact on highway Safety and parking requirements.

### **Other Matters**

Audley Parish Council have objected to the proposal as they do not consider that a genuine case for the proposed dwelling to be used in connection as a farm manager accommodation has been provided. Whilst this comment is noted, there is no requirement in this case for the dwelling to serve a function as an agricultural workers dwelling, given that the proposal is converting an existing garage rather than creating new building within the Green Belt. Whilst it is expected that the proposed dwelling will provide accommodation for the worker of Scot Hay Farm and their family, no condition will be attached to this permission requiring that the dwelling remain solely available for the farm worker of the site as such a condition could not be justified.

## APPENDIX

### **Policies and proposals in the approved development plan relevant to this decision:-**

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

Policy SP1: Spatial Principles of Targeted Regeneration  
Policy SP3: Spatial Principles of Movement and Access  
Policy ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP2: Historic Environment  
Policy CSP3: Sustainability and Climate Change

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside  
Policy H9: Conversion of Rural Buildings for Living Accommodation  
Policy S3: Development in the Green Belt  
Policy E12: The Conversion of Rural Buildings  
Policy N17: Landscape Character - General Considerations  
Policy N22: Area of Landscape Regeneration  
Policy T16: Development – General Parking Requirements  
Policy B8: Other Buildings of Historic or Architectural Interest

### **Other Material Considerations include:**

National Planning Policy

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (March 2014)

Supplementary Planning Guidance/Documents

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

[Space Around Dwellings SPG](#) (SAD) (July 2004)

Relevant Planning History

None.

Views of Consultees

**Audley Parish Council** object to the proposal as they consider that it not being considered a genuine case for a farm manager accommodation. They also request that the planning department apply a time limit to the static caravan if the permission is granted and the caravan is retained as part of this development

The **Highways Authority** raise no objections subject to the proposal being completed in accordance with the submitted drawings.

**Landscape and Development Section** raise no objections to the proposal

**Environmental Health** raise no objections to the proposal

The **Conservation Officer** has recommend a number of alterations to the new window arrangements so that they reflect more traditional and uniform appearance. It is also advised that a list of proposed materials be shown on the submitted plans.

Representations

None.

Applicant's/Agent's submission

The application is accompanied by the following documents:

- Heritage Statement

All of the application documents can be viewed on the Council's website using the following link:  
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00005/FUL>

Background papers

Planning files referred to  
Planning Documents referred to

Date report prepared

15th April 2021



**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> March 2021**

**Agenda Item 7**

**Application Ref. 21/00005/FUL**

**Scot Hay Farm, Leycett Road**

Amended drawings have been submitted in support of the application in response to comments made by the Council's Conservation Officer. The Conservation Officer recommended that several smaller window panes be removed from the proposed ground floor windows to improve the overall level of uniformity of the new openings. The amended plans now show that brick arch detailing above the ground floor openings will be retained as part of the proposal, however no further changes have been made to the window designs. The applicant has confirmed that the small windows panes will provide ventilation functions, which is a requirement of building regulations.

Officers Comments

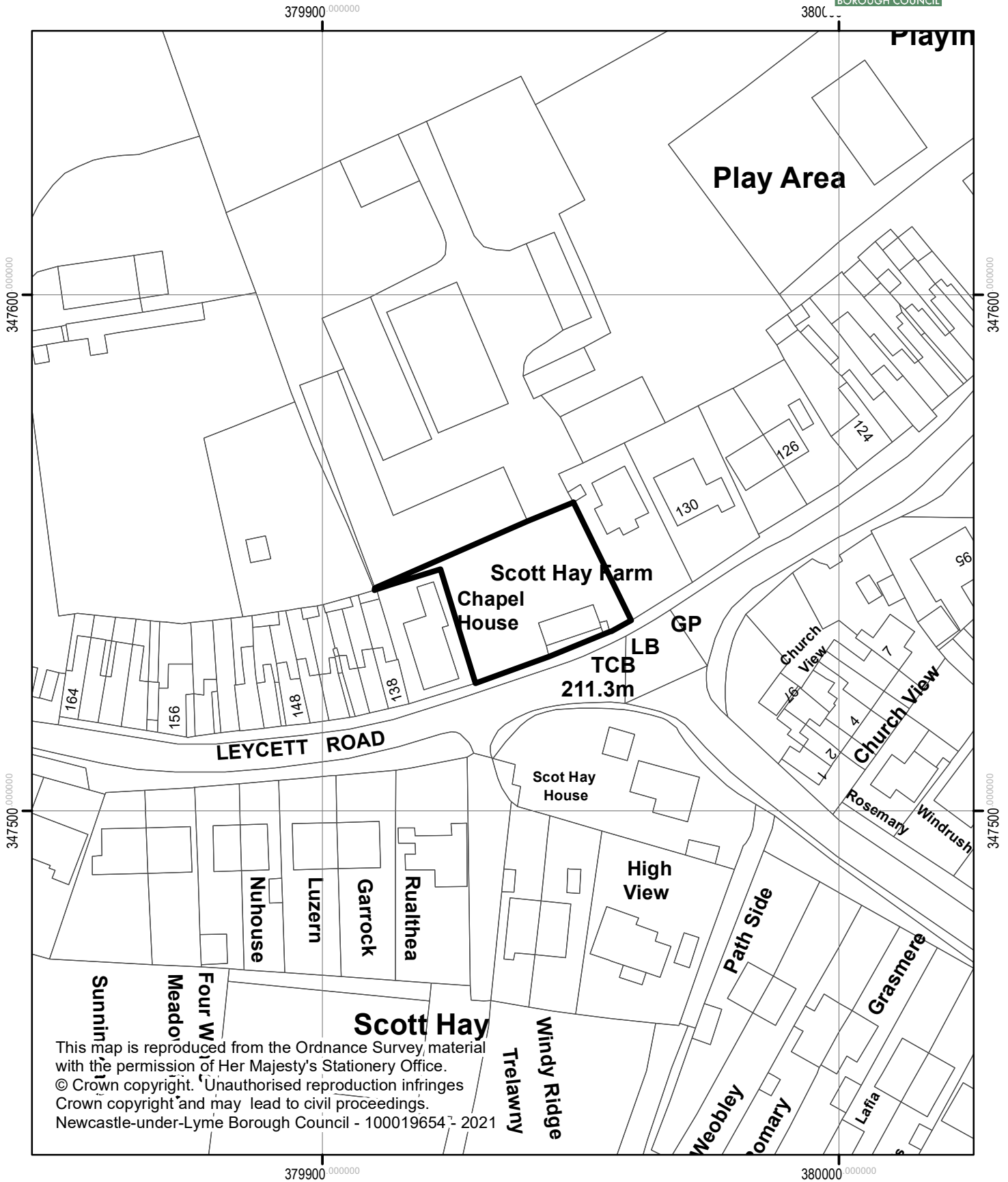
The removal of several small windows panes on the ground floor openings would have led to a visual improvement to the overall appearance of this proposal, however the retention of the brick arches above the ground floor openings is welcomed from a design point of view. Whilst matters relating to building regulations are not a material planning consideration, the Local Planning Authority recognises that a balance must often be struck between design considerations and functional requirements.

The proposed ground floor openings would not be visible within the street scene and will make up only a small part of the buildings overall external appearance. It is considered that the overall level of harm resulting from the proposed window arrangements is not so significant as to warrant the refusal of the application.

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

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Scot Hay Farm, Leycett Road



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**LAND AT DODDLESPool, MAIN ROAD, BETLEY**  
**MR. MARK OULTON**

**21/00286/FUL**

The application is for the variation of condition 6 of planning permission 18/00299/FUL to allow a longer period of time to complete the agricultural track, granted on the 9<sup>th</sup> November 2018.

The site lies within the North Staffordshire Green Belt, within the Rural Area, and within an Area of Active Landscape Conservation, as indicated on the Local Development Framework Proposals Map.

The application has been called in to Committee by two Councillors on the grounds that the time applied for to complete the works is unacceptable given the current poor conditions on the site with mud and soil conditions. There are also concerns about the impact of the farm animals using this area, which they do frequently and the environmental impact.

**The 8 week period for the determination of this application expires on the 5<sup>th</sup> May 2021.**

**RECOMMENDATION**

PERMIT the variation of Condition 6 of planning permission reference 18/00299/FUL so that it reads as follows:

*The importation of all material associated with the construction and completion of the track shall cease by the 1<sup>st</sup> November 2021.*

In addition condition 5 should be varied as follows:

*No more than a further 6000 tonnes of appropriate and relevant inert material shall be imported onto the site from the date of this permission.*

and subject to the imposition of all other conditions attached to planning permission 18/00299/FUL that remain relevant at this time.

**Reason for Recommendation**

Whilst the application seeks to extend the period for further works to complete the track to November 2022, a revised set of program sheets have been submitted which indicate that the works can be completed by October 2021. Therefore, the variation of condition is agreed for a further 6 months on the basis that the works need to be completed in a prompt manner. All other conditions of the previous application are necessary to make the development acceptable and in accordance with Policies ASP6, CSP1 and CSP4 of the Core Spatial Strategy, Policies S3, N17 and N18 of the Local Plan and the guidance and requirements of the NPPF.

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

Whilst unauthorised works have been carried out the LPA has taken responsive action to limit the impact of the works and encouraged the submission of the application and the provision of additional information during the application process. Subject to conditions the development is considered acceptable and in accordance with local and national planning policy.

**KEY ISSUES**

The application is for the variation of condition 6 of planning permission 18/00299/FUL to allow a longer period of time to complete the agricultural track, granted on the 9<sup>th</sup> November 2018.

Condition 6 of the planning permission set out that;

6. *The importation of all material associated with the construction and completion of the track shall cease within 24 months from the date of the decision.*

*Reason: To safeguard the residential amenity levels of neighbouring residential properties and to meet the guidance and requirements of the National Planning Policy Framework 2018.*

The effect of a grant of permission upon an application to vary or remove a condition is to create a new planning permission. Accordingly, unless there have been other material changes, such a permission should also make reference to the other conditions of the original planning permission where they remain relevant.

The PPG sets out that *“Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.”*

The works for the completion of the track should have stopped in November 2020 but they have not and the Local Planning Authority has served a Temporary Stop Notice due to the unauthorised works being carried out.

This application seeks to resolve the matter and allow the applicant to carry out works to complete the track until November 2022.

The applicant is also in breach of a number of other conditions of the planning permission but it is acknowledged that this is because the track has not been completed as yet.

The partially constructed track accesses onto Waybutt Lane, which is within the boundary of Cheshire East Council. An application for the part of the track that falls within their administrative area and the access onto Waybutt Lane was permitted by Cheshire East Council prior to the previous planning application within this borough.

The site is located within the North Staffordshire Green Belt, the Rural Area and within an Area of Active Landscape Conservation, as indicated on the Local Development Framework Proposals Map.

As with the previous planning application, it is considered that the main issues for consideration are as follows:

- Is the development appropriate within the Green Belt?
- Is there any conflict with policies on development in the countryside and is the impact of development on the landscape acceptable?
- The Impact on Betley Mere Site of Special Scientific Interest (SSSI)
- The impact on highway safety and residential amenity?
- If inappropriate development in Green Belt terms, do the required very special circumstances exist to justify acceptance of the use?
- Enforcement matters

Is the development appropriate within the Green Belt?

Paragraph 134 of the NPPF indicates that the Green Belt serves five purposes, one of which is to assist in safeguarding the countryside from encroachment.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 145 states that other than in the case of a number of specified exceptions the construction of new buildings should be regarded as inappropriate in the Green Belt. Whilst one of the exceptions listed relates to buildings for agriculture and forestry, and although the development is said to be for agricultural purposes, as it is not a building this exception does not apply.

Paragraphs 146 of the NPPF indicates that certain other forms of development are also not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. This includes engineering operations.

The previous application concluded that the works involved in the formation of the track were an engineering operation which were considered to have no adverse impact on the openness of the Green Belt and do not conflict with any of the five purposes that the Green Belt serves. Therefore, the works were considered to be appropriate development in the Green Belt and very special circumstances were not required. It is considered that the same conclusion can also be reached for this application.

Is there any conflict with policies on development in the countryside and is the impact of development on the landscape acceptable?

The site is within an Area of Active Conservation. Policy N17 of the Local Plan (NLP) states that development should be informed by and be sympathetic to landscape character and quality and should contribute, as appropriate, to the regeneration, restoration, enhancement, maintenance or active conservation of the landscape likely to be affected. NLP Policy N18 states that

*“Within these areas the Council will support, subject to other plan policies, proposals that will help to conserve the high quality and distinctive character of the area’s landscape. Development that will harm the quality and character of the landscape will not be permitted. Within these areas particular consideration will be given to the siting, design, scale, materials and landscaping of all development to ensure that it is appropriate to the character of the area.”*

Members will be aware that the application site has a history of enforcement action related to extensive engineering operations carried out and high volumes of material imported onto the site. Landscape remodelling has occurred and this has resulted in a change to the topography of the land and the appearance of the landscape.

The works associated with the construction of the track are nearing completion and the previous planning application secured a number of landscape enhancements via planning condition. In particular, a detailed landscaping plan and associated method statement were submitted and considered acceptable. It was also acknowledged that the track would follow the natural contours and flow of hedges and trees on the land and on completion the track will be fenced off with stock fencing. It is also intended to plant new hedgerows to gap fill existing depleted hedges.

These landscape enhancements have not been carried out and the applicant is therefore in breach of the conditions.

It is assumed that the landscaping enhancements have not occurred because the track has not been completed. Your officers are satisfied that the landscape works should only be completed once the track is completed or works to the track have finished.

The reasons set out by the applicant, for the works not being completed, are;

- the implications and restrictions of COVID-19,
- the implications and restrictions of gas mains and the requirement to have separate agreements from the gas provider,
- wet weather and soft ground, and
- the implications of positive TB tests and the restriction of cattle movement to fund the works.

The reasons set out by the applicant are considered to represent justification for the delay. However, it is appropriate to consider whether the requested period for the completion of the track, to November 2022, is appropriate and justified or not.

The Parish Council advises that the applicant has had ample time to complete the works but if the LPA do not agree then only a further 6 months should be allowed and only the minimum material necessary should be allowed to be imported.

It is acknowledged that the land gets very wet during the winter months of the year and the documents submitted with the application demonstrate that very little work has been undertaken from mid-October to March. In this respect, your officers observed the difficulties experienced during a site visit in late October 2020.

The applicant has also advised that the remaining works would require an additional 6000 tonnes of material to complete the track.

Condition 5 of the previous planning permission restricted the amount of material to be imported onto the site to 6000 tonnes. This amount of material was based on information submitted by the applicant who stated within the submission that *“approximately 10,317 tonnes of crushed concrete has been imported and laid to track and it is anticipated that a further 5,000-6,000 tonnes will be required.”*

Condition 7 of the planning permission also prevents the type of material being brought onto the site following concerns regarding the type and amount of material that has been brought onto the site. This has resulted in the Environment Agency raising serious concerns.

The Environment Agency, who regulate such activities, have been consulted on the application and their comments are awaited.

The County Council, as Minerals and Waste Planning Authority, have raised no objections to the variation of condition 6 to allow more time to complete the track but have identified that condition 5 of the original permission would need to be varied to allow more material to be brought on to the site to complete the track, whilst limiting the volume again.

Your officers are content that the reasons set out above are acceptable and there is a justified reason for a further 6 month period to be granted in the interests of supporting the operation of this agricultural enterprise whilst also protecting the appearance of the landscape. A limit of a further 6000 tonnes of inert material to be imported is also necessary. The development therefore accords with policies N17 and N18 of the local plan and the requirements of the NPPF.

#### The Impact on Betley Mere Site of Special Scientific Interest (SSSI)

Paragraph 175 of the National Planning Policy Framework (NPPF) sets out that development on land within or outside a Site of Special Scientific Interest (SSSI) which is likely to have an adverse effect on a SSSI should not normally be permitted. An exception should only be made where the benefits of the development clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs. Ramsar sites are afforded the same protection.

Policy CSP4 of the Core Spatial Strategy indicates that the quality and quantity of the plan area's natural assets will be protected, maintained and enhanced through a number of identified measures.

The application site is within close proximity to Betley Mere Site of Special Scientific Interest (SSSI) and the works to complete the track were considered and assessed during the determination of the previous planning application. As part of the application an impact assessment was submitted by the applicant which acknowledged the impact that the development will cause but it went on to state that the proposed mitigation and enhancement measures are likely to significantly increase ecological value and biodiversity in the long term.

Natural England (NE) were consulted on the previous application and they raised no objections subject to conditions advised by the Minerals and Waste Planning Authority in their consultation response for that application regarding the quantity of construction material yet to be delivered to the site and the exact destination of that material. They also advised a Construction and Environmental Management Plan is required in the interests of maintaining water quality in the watercourse in the vicinity of the proposed track to avoid unforeseen adverse impacts downstream of the construction site. They supported the biodiversity enhancements subject to the design allowing sufficient 'stand-off' between the proposed new hedgerow plants and the accompanying stock fencing to allow the



hedgerow to become established free from browsing by livestock and to allow access for machinery (e.g. side arm mower/flail) when necessary.

Natural England have advised that the proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

On the basis of the consultation responses received at the time of the previous application and subject to a number of conditions it was accepted that no significant and long term harmful impact on the identified designated sites would be caused. These conditions are still considered appropriate in the absence of any comments from key consultees that suggest otherwise.

The comments of the Environment Agency are awaited and if received will be reported.

#### The impact on highway safety and residential amenity

The access arrangements for construction vehicles will be the same as the original permission and will be via Waybutt Lane.

Condition 8 of the original permission sets out that no more than 16 HGV shall enter the site per day and any such vehicles shall use the Waybutt Lane access point only. This condition is still necessary, along with conditions 11 and 13 which secured measures to prevent and control mud on the highway and dust.

Therefore, subject to the re-imposition of the advised planning conditions it is accepted that there is no basis upon which it could be concluded that the development has an unacceptable impact on highway safety.

#### Enforcement matters

Paragraph 58 of the NPPF states that "Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control."

The application site has a history of unauthorised work and the recent Temporary Stop Notice that was served is a further example of breaches of planning control by the applicant requiring action by the Council.

Should the recommendation be accepted then the unauthorised works that are the subject of the Temporary Stop Notice, which will cease to have effect on 30 April 2021, will retrospectively be granted planning permission subject to conditions. As such there will be no justification for further enforcement action at that time.

Waste importation is regulated by the Environment Agency and the County Council, as the Waste Authority. Therefore, they may prevent further material being brought onto the site due to the previous activities and level of material already imported.

## **APPENDIX**

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

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

Policy ASP6: Rural area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP3: Sustainability and Climate Change  
Policy CSP4: Natural Assets

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy S3: Development in the Green Belt  
Policy N17: Landscape Character – General Considerations  
Policy N18: Areas of Active Landscape Conservation

### **Other Material Considerations**

#### [National Planning Policy Framework](#) (February 2019)

#### [Planning Practice Guidance](#) (March 2014, as updated)

#### Relevant Planning History

10/00704/AGR Erection of a building for storage of machinery Deemed Permitted

14/00610/FUL Retention of water reservoir, formation of hardstandings and repairs to the existing track Permit (decision 03.12.2015)

18/00299/FUL The retention and completion of a partially constructed agricultural track Permitted

#### Views of Consultees

**Betley, Balterley and Winehill Parish Council** objects to the application on the grounds that the applicant has had ample time to complete the works and that sufficient evidence has not been supplied to justify the extension sought.

However, they advise that if the Local Planning Authority is minded to approve the application any extension of the time limit for work to be completed should be subject to the following conditions:

- a) that the extension be limited to six months from the date of the grant of permission;
- b) that the weight of materials to be used in the completion of the works be limited to the minimum necessary, to be set by the Local Planning Authority and strictly enforced.

The justification for such conditions to be as set out in Conditions 6 and 5 respectively in the grant of permission under 18/00299/FUL.

The **Staffordshire County Council Mineral and Waste Planning Authority** raises no objections subject to the LPA being satisfied that the additional time is reasonable to complete the works to the track in accordance with the requirements of the original planning permission and whether it is necessary to also vary condition 5 of the permission to limit the amount of material still to be imported.

**Natural England** advises that the proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. However, they also state that should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

**Staffordshire County Council Flood Risk Team (LLFA)** advise that they can offer no comment because the condition on the original planning application (ref no. 18/00299/FUL), to which this application relates was not recommended by the Flood Team

Comments were also invited and are awaited from **the Environment Agency, Cadent Gas (National Grid), Environmental Health Division, the Highways Authority, Landscape Development Section and Cheshire East Council.**

#### Representations

One anonymous objection has been received primarily raising matters that are not material to the determination of this planning application.

#### Applicant/agent's submission

The application is supported by the following documents;

- A supporting statement,
- A monitoring plan,
- Monitoring sheets,
- Programme of works sheet,
- Track location plan

These documents are available for inspection the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00286/FUL>

The documents of the previous application, 18/00299/FUL, are also still relevant and can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00299/FUL>

#### Background Papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

16<sup>th</sup> April 2021

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**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> April 2021**

**Agenda Item 8**

**Application Ref. 21/00286/FUL**

**Land at Doddlespool, Main Road, Betley**

Since the publication of the main agenda report, the comments of the **Environment Agency** (EA), the **Highway Authority** (HA), and the **Landscape Development Section** (LDS) have been received.

The **EA** advise that they have no objections to the variation of condition 6 as they did not recommend its imposition. They advise, for information, that both Doddlespool and Elms Farm are currently under investigation and enforcement action is pending. No further waste exemptions can be applied for on either of these sites and will be deregistered if an application is applied for. All current exemptions have been de-registered formally and the site would be out of regulatory control if waste is brought onto site. They have further advised that the removal of the exemptions means no waste at all, including inert waste (which can be soil/muck/spoil or construction and demolition waste) can be imported onto the sites at Doddlespool or Elms.

The **HA** has no objections subject to a condition which sets a limit of 16 HGV's entering the site per day and states that they shall use Waybutt Lane.

The **LDS** has no objection subject to the retention and protection of trees adjacent to the track and adjustments to the position of the track where there is a conflict with Root Protection Areas.

In addition an **objection** has been received raising the following concerns:

- There is no sign that the track is being built.
- There is clear evidence waste being tipped illegally on site in holes which are then covered up.
- Waybutt Lane has been damaged by multiple agricultural and HGV vehicles accessing the land in connection with the illegal waste activity. This has resulted in a number of potholes, mud and slurry making it dangerous for vehicles, cyclists and pedestrians.
- The extension of the permission will provide an opportunity for more illegal waste activity and vehicle movements.
- The level of activity has created a local vermin issue, worsened by the hundreds of bales of illegal waste on the land.
- Local wildlife has been driven out of the area.

Officer Comments

The comments of the LDS are noted, however such a condition was not imposed on the original permission. In deciding an application under section 73 the local planning authority must only consider the condition/s that are the subject of the application. It is not a complete re-consideration of the application. As the variation of condition that is sought in this application would not have a greater impact on the trees the requirements of the LDS cannot be secured.

A number of visits to the site has taken place and, notwithstanding the comments in the objection, there is evidence that the track is being built and that it is beneficial to the operation of the agricultural holding.

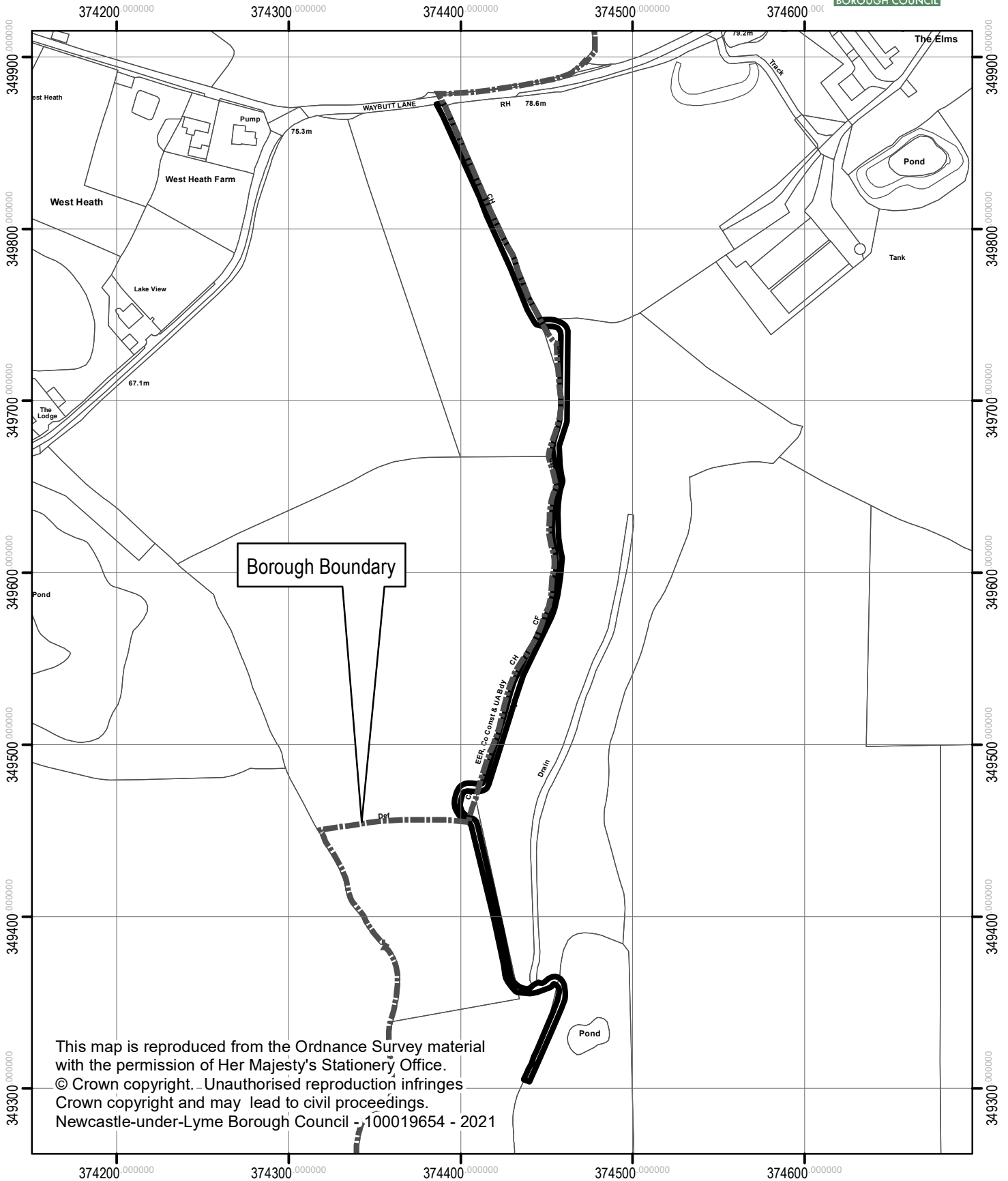
There is no basis to conclude that the extension of the time period for the importation of material as set out in condition 6 would worsen any local vermin issue or materially impact on local wildlife.

The state of the highway is a matter for the relevant Highway Authority. The limitations on the number of HGV movements per day as imposed on the original permission will be included in any permission issued on this application as it remains relevant.

It is apparent from the comments of the EA that the applicant is unable to import any further material onto the site to complete the track irrespective of the time period. However, whilst that is the case, matters that are controlled by other legislation are usually considered to be non-material planning considerations. This does not, therefore, amount to a planning reason to refuse the application.

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

# Land at Doddlespool Newcastle Rd Balterley



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**OLD HALL, POOLSIDE, MADELEY**  
**MR GARY WHITE**

**21/00206/LBC**

The application is for Listed Building Consent to replace the soft wood French doors on the rear of the property from the kitchen to the patio area with Oak Bi-folding doors.

The Old Hall is a Grade II\* listed building within the village of Madeley, as indicated on the Local Development Framework Proposals Map.

**The statutory 8-week period for the determination expires on the 14<sup>th</sup> May 2021.**

## **RECOMMENDATION**

**Permit, subject to the following conditions relating to;**

- **Time limit condition**
- **Development to be carried out in accordance with the approved plans and submitted details**

## **Reason for Recommendation**

The development would preserve the special character and appearance of the Grade II\* Listed Building, and subject to the works being carried out in accordance with the submitted details, it is considered that the works would comply with policy B6 of the Newcastle under Lyme Local Plan 2011, policy CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 – 2026, and the guidance and requirements of the National Planning Policy Framework 2019.

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

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

## **KEY ISSUES**

Listed building consent is sought to replace the soft wood French doors on the rear of the property from the kitchen to the patio area with Oak Bi-folding doors which will be painted white to match the existing painted wooden glazing / doors. The building is in use as bed and breakfast accommodation and is a Grade II\* listed building which is described in the list description as a 15th Century Timber framed cottage with 17th century additions.

The only issue to address in the determination of the application is whether the proposal preserves the special character and appearance of the building.

In assessing applications for listed building consent the Planning Authority is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 193 of the NPPF details that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Policy B6 of the local plan indicates that the council will resist alterations and additions to a listed building that would adversely affect its character or its architectural or historic features. Policy CSP2

of the Core Spatial Strategy also seeks to ensure that development preserve and enhance the character and appearance of the historic heritage of the Borough.

Listed Building consent has been granted in recent years that has enabled the attic to be used as additional bed and breakfast accommodation, alterations to windows, as well as the removal of trusses.

The applicant indicates in their heritage statement that the existing French doors have come to the end of their lifespan and have started to rot away.

This application relates to the rear two storey 1970s brick extension. The current timber painted patio doors and upper floor timber painted window have similar proportions – 4 lights with two slightly larger central ones. The proposal is for a bi-fold door within the same opening on the ground floor. The proposed bi-fold door and this is set out in greater detail is divided into 3 which does change the proportion of the openings on the gable elevation. However, now that the proposal has been amended to include a white painted finish on the new door it is not considered that this will cause harm to overall significance of the listed building which is in the earlier building and extensions.

The Council's Conservation officer has raised no objections to the application on the grounds that it is a relatively minor change and one which will not be harmful to the character or significance of the building.

Historic England and the Conservation Advisory Working Party have yet to comment on the application, subject to their comments, and subject to the works being carried out in accordance with the details submitted it is accepted that the change to the window would not result in a significant harm to the heritage asset and would comply with policy B6 of the local plan and the guidance and requirements of the NPPF.

## **APPENDIX**

### **Policies and proposals in the approved development plan relevant to this decision:-**

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

Policy CSP2: Historic Environment

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy B5: Control of Development Affecting the Setting of a Listed Building

Policy B6: Extension or Alteration of Listed Buildings

### **Other material considerations include:**

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (PPG) (2018)

#### Relevant Planning History

There is an extensive planning history relating to The Old Hall. The most recent and relevant are detailed below:

15/01028/LBC - Reinstatement of staircase from first floor to Attic to create a bedroom and shower room with associated partition walls and removal of part of the Victorian beam - Approved

16/00252/LBC - Removal of two cross braced trusses - Approved

18/00620/LBC - The gable end window in the bedroom loft window, in the gable above the main side entrance is to have one pane removed and converted to an opening window to match the loft window at the front - Approved

#### Views of Consultees

**Madeley Parish Council** raises no objections.

The **Urban Design and Conservation Officer** has no objections to the proposals.

The views of **Historic England** and the **Conservation Advisory Working Party** have been sought and will be reported.

#### Representations

None received.

#### Applicant/agent's submission

The application has been supported by a Heritage Design and Access Statement. This document is available for inspection on the Councils website by searching under the application reference number 21/00206/LBC on the website page that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/18/00206/LBC>

#### Background Papers

Planning File  
Development Plan

#### Date report prepared

14<sup>th</sup> April 2021

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> April 2021**

**Agenda Item 9**

**Application Ref. 21/00206/LBC**

**Old Hall, Poolside, Madeley**

Since the publication of the main agenda report, the comments of the **Historic England** have been received. They advise that on the basis of the information available to date, they don't wish to comment and suggest that the views of the Council's specialist conservation advisor are sought.

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

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**SECOND SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> April 2021**

**Agenda Item 9**

**Application Ref. 21/00206/LBC**

**Old Hall, Poolside, Madeley**

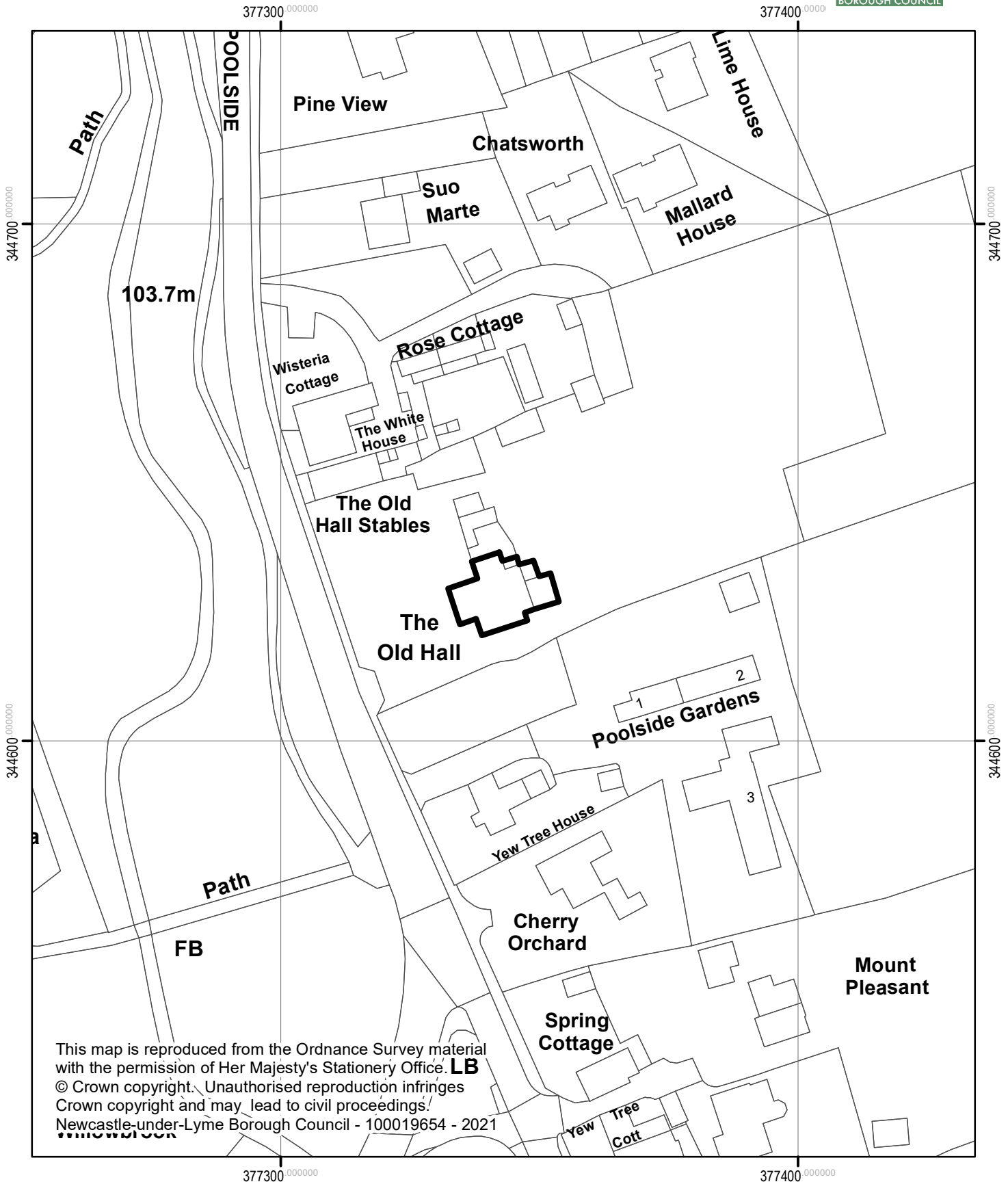
Since the publication of the main agenda report, the comments of the **Conservation Advisory Working Party (CAWP)** have been received. They object to the proposed alteration to the symmetry of the ground floor doorway given the character of the upper floor window and the rear gable. They recommend that the new door should be divided up into 4 like the existing to retain the rhythm and integrity of the rear elevation. CAWP did confirm that they were content with the materials and the bi-fold nature of the door and for the cross rail to be left out.

Whilst it is acknowledged that the proposals would alter the symmetry of the ground floor doorway, the Council's Conservation Officer set out that the significance in the building is with the earlier building and its extensions. Given this, and that the door will be painted to match the existing, it is not considered that the proposals would cause harm to the special character and appearance of the listed building.

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

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 Newcastle-under-Lyme Borough Council - 100019654 - 2021

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## **5 BOGGS COTTAGE, KEELE, reference 14/00036/207C3**

The purpose of this report is to provide Members with an update, in accordance with the resolution of Planning Committee at its meeting of 3<sup>rd</sup> January 2019 (since repeated), of the progress in relation to the taking of enforcement action against a breach of planning control at this location.

### **RECOMMENDATION**

**That the information be received.**

As previously reported the appeal hearing date has been fixed and the scheduled date is now 14<sup>th</sup> June 2021.

Since the previous report was prepared a number of visits to the site have been carried out. Some additional activity has been observed but not sufficient to amount to a separate breach of planning control or a material intensification of the existing breach.

Monitoring of the site will continue.

Date report prepared: 16<sup>th</sup> April 2021

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## **LAND AT DODDLESPool, BETLEY reference 17/00186/207C2**

The purpose of this report is to provide Members with an update on the progress of the works being undertaken at this site following the planning application for the retention and completion of a partially constructed agricultural track.

### **RECOMMENDATION**

**That the information be received.**

### Latest Information

Members will be aware that a S73 variation of condition application has been submitted to vary condition 6 of original planning permission, reference 18/00299/FUL, to allow a longer period of time to complete the agricultural track, granted on the 9th November 2018.

The works to complete the track were not completed by the 8<sup>th</sup> November 2020 and the track remains unfinished.

Since November 2020 complaints have been received advising that works to complete the track were being carried out.

Following these complaints the Council has served a Temporary Stop Notice (TSN) which prevents the importation and deposit of earth and waste material and associated engineering operations to create an agricultural track on the land.

Further complaints have been received and the Council is now investigating whether there is a breach of the TSN.

The TSN will cease to have effect on 30 April 2021 and a report and decision on the S73 application has been presented to members of the planning committee as a separate item.

Date Report Prepared – 16<sup>th</sup> April 2021

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**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**27<sup>th</sup> April 2021**

**Agenda Item 11**

**Application Ref. 17/00186/207C2**

**Land at Doddlespool, Betley**

Your officers have carried out a site visit and investigations are ongoing.

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**UPDATE ON BREACH OF PLANNING OBLIGATION ENTERED INTO IN ASSOCIATION WITH 11/00284/FUL FOR THE ERECTION OF TWENTY THREE HOUSES AT THE FORMER SITE OF SILVERDALE STATION AND GOOD SHED, STATION ROAD, SILVERDALE**

The purpose of this report is to provide Members with an update, in accordance with the resolution of Planning Committee at its meeting of 23<sup>rd</sup> June 2020, of the progress in relation to the pursuance of breaches of planning obligation secured through planning permission reference 11/00284/FUL for the erection of twenty three houses at the Former Site of Silverdale Station and Goods Shed, Station Road, Silverdale.

**RECOMMENDATION**

**That the information be received.**

It has previously been reported that there is a breach of the planning obligation entered into in association with planning permission 11/00284/FUL as the following financial contributions have not been paid on or before commencement of development as required:

- £66, 689 (index linked to public open space,
- £55, 155 (index linked) towards primary school places and
- £26,244 (index linked) towards the Newcastle-under-Lyme Urban Transport Development Strategy (NTADS)

The final payment (which requires indexation and the addition of interest due to late payment) was calculated and a letter was sent to the developer on 10<sup>th</sup> December 2020 informing them what the due payments are and seeking confirmation as to when they will be paid to the relevant Council. A further email was sent on 22<sup>nd</sup> January. To date a response has not been received.

As previously reported the developer retains an interest in the land and it remains the intention to pursue the developer for the full outstanding payment rather than seeking the payment from the property owners, although no decision has been made to rule out this course of action.

As the developer has not responded to the correspondence discussions are taking place with the Council's legal section about enforcing the terms of the planning obligation and seeking payment of the outstanding sums. A further update on progress of these discussions will be provided at the meeting.

Date report prepared: 15<sup>th</sup> April 2021

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## Report to Planning Committee March 2020

### 5 year Housing Land Supply Statement for the Borough of Newcastle-under-Lyme covering the 5 year period from 1 April 2020 to 31 March 2025

#### **Purpose of the Report**

To present updated information on the current 5 year housing land supply position (at 31 March 2020) as set out in accompanying statement.

#### **Recommendations**

- 1) That members note the content of the 5 year Housing Supply Statement and agree that it represents the current position of the Council.
- 2) That members note the significance of the 5 year supply position for Development Management decision making.

#### **Reasons for recommendations**

To ensure the Council calculates its 5 year Housing Land Supply Statement in accordance with current government policy, planning practice guidance and reflects the most up-to-date position regarding its supply of deliverable housing sites.

1. Member's attention is drawn to the accompanying 5 year Housing Land Supply Statement and its Appendix 1. The purpose of this report is not to repeat the content of the Supply Statement, but rather to draw attention to key elements of it.
2. The 5 year Supply Statement is a measurement of Borough's supply of deliverable housing sites against the Borough's local housing need. Local housing need is required to be calculated using the standard method set out in the Planning Practice Guidance.
3. The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009), and the emerging Local Plan is yet to be prepared and examined. Therefore, the standard method should be used to calculate the housing need.
4. **The Borough's annual housing requirement is 473 homes per annum or 2,364 homes over the five year period 2020-2025.** This is based on the standard method including adjustment for accumulated shortfall since 2017-18 and the application of a 20% buffer.
5. To be included in the Borough's 5 year housing land supply statement, sites have to be deliverable which means that they should be available now, offer a suitable location for development now, and be achievable with a reasonable prospect that housing will be delivered on the site within the 5 years and in particular that development of the site is viable. Sites which are not categorised as major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example, if they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the

development plan or identified on a brownfield land register should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

6. **As at 31 March 2020, the Council is able to demonstrate 5.2 years supply of housing** taking into account accumulated shortfall since 2017/18 and the application of a 20% buffer. This means that, in accordance with Paragraph 11 of the National Planning Policy Framework (NPPF) [February 2019], relevant policies that relate to the supply of housing continue to be considered up-to-date.
7. **The Council's supply exceeds the 5 year figure by 0.2 years or 110 units.** The figures are considered to be robust and defensible.



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  - Windfall Development and Allowance
  - Student Accommodation
  - Overview of Housing Land Supply Components
6. Five Year Housing Land Supply Position
7. Summary
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# 1. Background

- 1.1. This is the eighth detailed annual statement of the five year housing land supply that Newcastle-under-Lyme Borough Council has produced. It sets out new information on the availability of land for housing development looking forward over the next five years from 2020 to 2025.

## 2. National Policy and Guidance

- 2.1. The National Planning Policy Framework (NPPF) states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old” (*NPPF, February 2019, Paragraph 73, p20*).

- 2.2. The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009), and the emerging Local Plan has not yet been subject to examination. Therefore, the standard method should be used to calculate the Local Housing Need for Newcastle-under-Lyme.

- 2.3. The NPPF also states:

“...to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals” (*NPPF, February 2019, Paragraph 60, p17*).

- 2.4. As Newcastle-under-Lyme Borough Council’s existing strategic policies are more than five years old, the Borough’s local housing need should be applied for the purposes of assessing the Borough’s five year housing land supply. The NPPF glossary defines local housing need as:

“the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach” (*NPPF, February 2019, p68*).

- 2.5. Furthermore, with regard to Local Housing Need Assessment, Planning Practice Guidance (PPG) provides greater detail on the approach to be adopted in prescribed circumstances. PPG directs all local authorities with strategic policies older than 5 years, or where strategic housing policies have not been reviewed and found to be up-to-date, to use the Government’s standard method as the starting point for calculating the 5 year housing land supply.

- 2.6. The NPPF defines ‘deliverable’ as follows:

To be considered ‘deliverable’, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Specifically:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years (*NPPF, February 2019, p66*).

- 2.7. The NPPF sets out the Housing Delivery Test (HDT). Fundamentally, the result of the test is expressed as a percentage arrived at by dividing the minimum number of total dwellings required to have been built over the preceding 3 year period by the total number of dwellings that were built during the same period. The Housing Delivery Test result is used to determine the application of an appropriate buffer to the Borough's supply of deliverable sites, along with determining what other measures are required, according to national policy, to address under-delivery.

### 3. Local Housing Need

- 3.1. Newcastle-under-Lyme Borough Council is currently in the early phases of preparing a new Borough Plan. This will replace the Core Spatial Strategy and set a new housing requirement which will assess housing need for the Borough, and constraints to development.
- 3.2. The NPPF (February 2019) and updated PPG, the Government's standard method for assessing local housing need is the prescribed method for calculating a five year housing land supply (*PPG, Paragraph: 002, Reference ID: 2a-002-20190220, Revision Date: 20 02 2019*). The standard method was also used in the previous 2019-2024 five year housing land supply statement.
- 3.3. Figure 1 below indicates the Borough's local housing need according to the Government's standard method to assess housing need:

#### Figure 1: Local Housing Need- Government's Standard Approach

##### Step 1- Setting the baseline:

Average household growth in Newcastle-under-Lyme between 2020-2030.

58,867 households in 2030 and 55,742 in 2020. 3,125 household growth.

$$313 \text{ (Annual Household Growth)} = \frac{58,867 - 55,742}{10}$$

Average annual household growth= **313**

**Step 2 - An adjustment to take account of affordability:**

2019 median workplace-based affordability ratio for Newcastle-under-Lyme: 6.18

$$\left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$6.18 (\text{local affordability ratio}) - 4 = 2.18$$

$$2.18 / 4 = 0.545$$

$$0.545 \times 0.25 = 0.13625$$

$$0.13625 + 1 = 1.13625$$

Adjustment factor= **1.13625**

The minimum annual local housing need figure for Newcastle-under-Lyme:

(Adjustment factor) x projected household growth 1.13625 x 313 = 355.64625

The resulting figure is **356** (rounded).

**Step 3 - Capping the level of any increase**

The Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan) was adopted more than five years ago (October 2009). A cap may therefore be applied whichever is the higher of:

285 dwellings per annum set out in the 2009 Core Strategy

313 based on average annual household growth 2020-2030 (as per Step 1)

The cap is set at 40% above the higher of the most recent average annual housing requirement figure, or average household growth. In this case, the household growth is the greatest figure:

$$\text{Cap} = 313 + (40\% \times 313) = 438.2$$

The capped figure is greater than the minimum annual local housing need figure and therefore does not limit the increase to this authority's minimum annual housing need figure (i.e. no cap is applicable).

The minimum annual housing need figure for Newcastle-under-Lyme is **356**.

3.4. The NPPF states:

“the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period)” (*NPPF, February 2019, Paragraph. 73, p20*).

3.5. As defined in the NPPF, the appropriate buffer for Newcastle-under-Lyme Borough Council is “c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply” (*Ibid.*); as delivery has fallen below 85% of the requirement. This is due to the Borough's provisional 2020 Housing Delivery Test Result of 81% as per below calculation.



788.1 (total net additional homes delivered 2017/18 to 2019/20)  
978.4 (total number of net homes required 2017/18 to 2019/20)

### Housing Delivery Test 2020 Measurement

#### Addressing the shortfall

- 3.6. The PPG indicates that any shortfall should also be included in the requirement for the first five years (*PPG, Paragraph: 022, Reference ID: 68-022-20190722, Revision date: 22 July 2019*). This results in a five year supply requirement in excess of the local housing need figure.
- 3.7. The 2018 NPPF introduced the Government’s standard method for calculating local housing need.
- 3.8. Therefore, to assess the five year housing land supply, it is relevant to assess housing delivery during the 2017/18-2019/20 period against the housing requirement. This corresponds with the results of the Housing Delivery Test 2020 measurement published by the Ministry of Housing, Communities & Local Government (MHCLG). Figure 2 below shows the results.

**Figure 2 Housing Delivery Test 2020 Measurements: number of homes required, number of homes delivered and cumulative shortfall.**

Year	Number of Homes Required	Number of Homes Delivered	Shortfall/Surplus (cumulative)
2017-18	315	232	-83
2018-19	344	236	-191
2019-20	319	320	-190
<b>Total</b>	<b>978</b>	<b>788</b>	<b>-190</b>
<i>Source: Housing Delivery Test: 2020 measurement, Ministry of Housing, Communities &amp; Local Government</i>			

- 3.9. The table above shows that a shortfall of 190 homes should be added to the five year housing land supply requirement.

## 4. Local Housing Need 2020 – 2025

- 4.1. Figure 1 indicates the annual Local Housing Need figure according to the Government’s standard method to assessing housing need. In accordance with the NPPF and PPG regarding housing delivery and 5 year housing land supply, the Borough’s minimum housing need has been calculated using the standard method.

This amounts to a local housing need of 1,780 homes over a 5 year period, as set out in Figure 3, with which to assess the Council's housing land supply against.

**Figure 3: Local Housing Need Assessment**

Local Housing Need (per annum)	356
Five year Local Housing Need	1,780
Shortfall	190
Five year requirement including shortfall	1,970
Five year requirement including shortfall and 20% buffer	2,364
Annual requirement including shortfall and 20% buffer	473
<b>Total five year housing requirement</b>	<b>2,364</b>

## 5. Housing Land Supply

### Assessment of Deliverable Sites

- 5.1. The capacities identified in this section were derived having considered the amended definition of 'deliverable' sites as set out in the glossary of the NPPF and PPG (*NPPF, February 2019: p66 and PPG, Paragraph: 007, Reference ID: 68-007-20190722*).
- 5.2. Furthermore, an assessment of all sites within the land supply has been undertaken in accordance with the Council's SHLAA Methodology.
- 5.3. The approach adopted ensures an up-to-date trajectory and robust deliverable supply having determined which sites are deliverable and the amount of capacity (delivery) that can realistically be expected from each site during the 2020-2025 period.

### Detailed Planning Permission

- 5.4. In accordance with the NPPF, sites (including small sites) which have detailed planning permission have been considered deliverable during the period their permission remains extant, unless there was clear evidence that the site will not be implemented or commence delivery within the five year period.

### Outline Planning Permission

- 5.5. Sites with outline permission have only been considered as counting towards the deliverable supply where there is clear evidence that housing completions will begin on site within five years (i.e. progression towards reserved matters, discharge of conditions or significant developer interest).

## Planning Applications with Resolutions to Grant

- 5.6. Sites with planning applications with resolutions to grant (outline or full) planning permission subject to a Section 106 agreement or Unilateral Undertaking being completed are considered deliverable. These applications have progressed positively through the development management process with the proposal generally being considered acceptable by the Council and are ready to receive planning permission, subject to the detail of planning requirements being secured in a Section 106 legal agreement or Unilateral undertaking.

## Windfall Development and Allowance

- 5.7. The NPPF states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area” (*NPPF, February 2019, Paragraph 70, p19*).

- 5.8. We have found compelling evidence that windfall sites provide a reliable source of supply in Newcastle-under-Lyme. Figure 4 below shows the past trends in windfall site completions since 2008. These typically comprise of changes of use, conversions and sites not already identified in the published SHLAA.

**Figure 4: Calculation of the windfall allowance**

<u>Windfall Completions</u>			
Year	Change of Use/ Conversions	Sites not identified in the SHLAA	Total
2008-09	18	30	48
2009-10	39	8	47
2010-11	3	18	21
2011-12	16	11	27
2012-13	25	6	31
2013-14	18	15	33
2014-15	24	2	26
2015-16	49	12	61
2016-17	232	20	252
2017-18	11	29	40
2018-19	12	47	59
2019-20	7	37	44
<b>Total</b>	<b>454</b>	<b>235</b>	<b>689</b>
<b>Average per year</b>			<b>57.42</b>

- 5.9. Considering the monitoring data presented in Figure 4, a windfall allowance of 57.42 dwellings per year for years 2023/24 and 2024/25 of the five year period is included in the housing land supply calculation. A total windfall allowance of 115 is applied for the last two years of the five year supply period (i.e. years 2023-2025); this avoids double counting of existing planning approvals which are likely to be built during the preceding three years.

#### Student Accommodation

- 5.10. In recent years, particularly within the last year, the Council has seen a rise in the number of planning applications proposing significant amounts of purpose built student accommodation.

- 5.11. The PPG states:

“All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority’s housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

This will need to be applied to both communal establishments and to multi bedroom self-contained student flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that fully functions as an independent dwelling” (*PPG, Paragraph: 034, Reference ID: 68-034-20190722, Revision Date: 22 July 2019*).

- 5.12. In accordance with the above guidance, the Council considered it appropriate to include student housing in the housing land supply. This assessment usually involves calculating a ratio to estimate the amount of student accommodation required to free-up or release a conventional self-contained home.

- 5.13. The Housing Delivery Test includes the provision of student accommodation. The Council applied the nationally set ratios based on England Census data, to determine the number of students within the Borough who occupy student only households. Figure 5 below provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

**Figure 5: Newcastle-under-Lyme- Number of Students in Student only Households**

All Student only Households	Students in Household						
	1	2	3	4	5	6	7
857	273	196	138	171	67	8	4

2011 Census - Number of students in student only household - national to local authority level

- 5.14. From the data presented in Figure 5, it can be assumed that there were 2,174 students in the Borough at 2011, based on the number of properties occupied by 1 to 7 students. Dividing the total number of students living in student only households by the total number of student only households (2174 / 857) provides the average student household occupancy, which for the Borough is 2.537. This suggests that 2.537 units of student accommodation are required in order to assume the release of one self-contained home.
- 5.15. Figure 6 indicates that the University's full-time student population in 2018/19 is 675 (8.6%) higher than it was in 2013/14. Therefore, it is considered reasonable to assume that a net increase of student accommodation provision (i.e. halls of residence or self-contained student accommodation) will release a proportionate amount of market housing.

**Figure 6: Full-Time Student Numbers**

Full time student numbers (Undergraduate and Postgraduate)	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Keele University	7,890	7,425	7,875	8,365	8,545	8,565	8,620

Higher Education Statistics Agency

- 5.16. It is the Council's view that the approach as described results in an accurate ratio with which to estimate the release of market housing through the supply of new purpose built student accommodation. This view is also supported by the fact that the average number of students in student only households in England is 2.5.
- 5.17. At the time of writing this statement, there are 2 sites with planning consent to provide student accommodation, for which there is considered sufficient evidence to conclude they are deliverable. These are shown in Figure 7 below.

**Figure 7: Student accommodation considered deliverable and contribute to housing supply**

Planning Applications for Student Accommodation	Number of units	Average number of adults per household	Contribution to five year supply
16/01106/FUL	499	2.5	499
18/00483/FUL	211	2.5	211
<b>Supply total:</b>			<b>710</b>

5.18. Cumulatively, these permissions contribute 710 studio flats. In this case, the ratio stated in Paragraphs 5.14, 5.16 and within Figure 7 (average number of adults per household) is not applicable because the student units proposed are self-contained, meaning that they do not share communal areas or living facilities. As a result of this the units can be counted on a one for one basis, releasing 710 residential units within the Borough, to contribute to the Council’s housing supply.

Older people’s housing

5.19. Older people’s housing also contributes to housing land supply. The PPG explains:

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market” (PPG, Paragraph: 035 Reference ID: 68-035-20190722, Revised Date: 22 July 2019).

5.20. Figure 8 below sets out older people’s housing in Use Class C2 which contribute 53 residential units towards the five year housing land supply. For this a ratio (average number of adults per household) is applied to determine the release of accommodation in the housing market.

**Figure 8 Purpose built elderly accommodation considered deliverable and contribute to housing supply**

Planning Application for Elderly	Number of bedrooms	Average number of adults per household	Contribution to five year supply
18/00693/FUL	75	1.8	42
19/00254/FUL	20	1.8	11
<b>Supply total:</b>			<b>53</b>

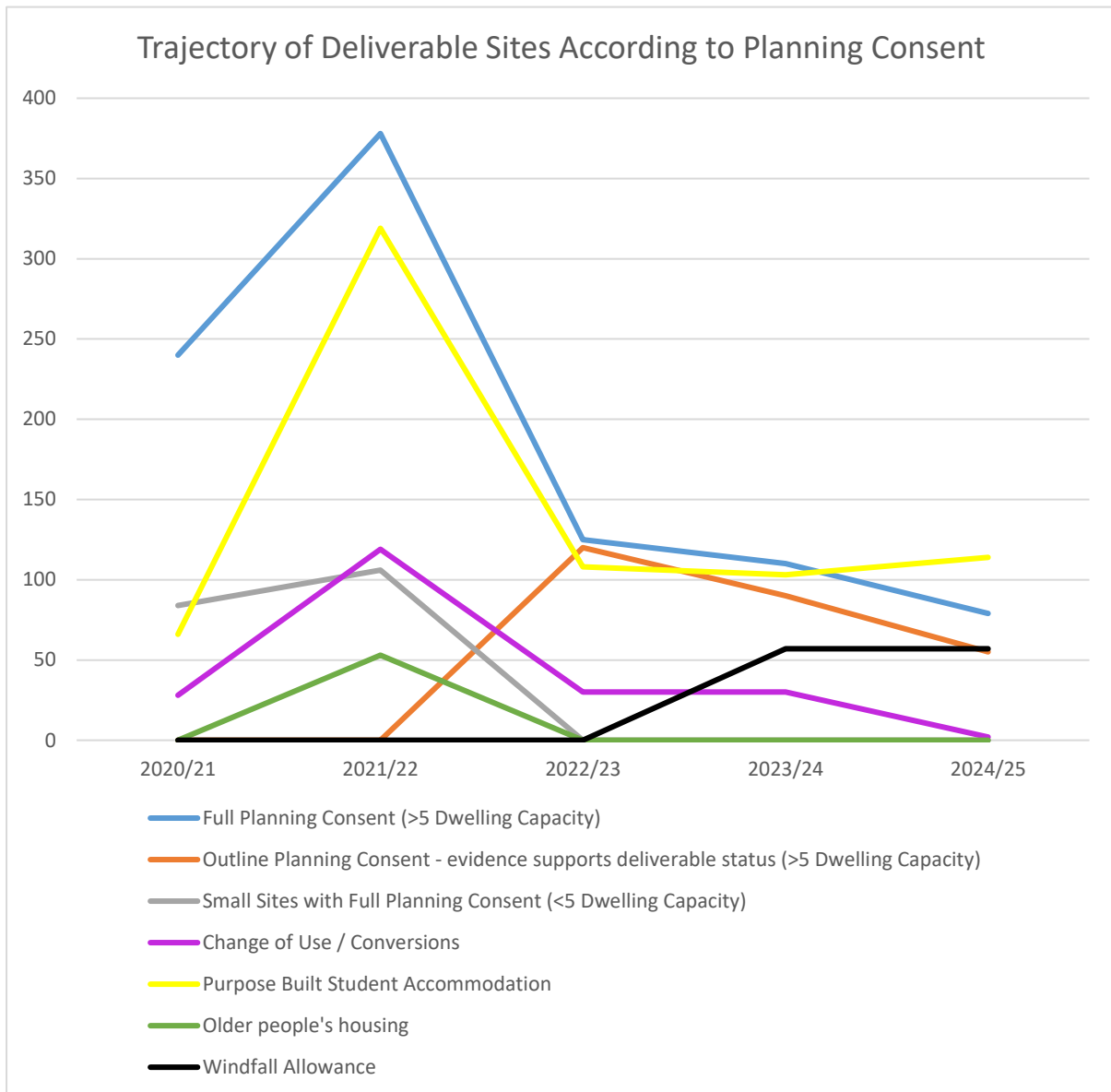
## Overview of Housing Land Supply Components

- 5.21. Having described the various components which form the Council's housing land supply, Figure 9 provides an overview of the Borough's deliverable housing land supply. Details of the sites which form each component of the housing land supply are provided in Appendix 1 of this document.

**Figure 9: Five Year Housing Supply**

Housing Supply Components	Housing Supply 2020-2025
Full Planning Consent (>5 Dwelling Capacity)	932
Outline Planning Consent – evidence supports deliverable status (>5 Dwelling Capacity)	265
Small Sites with Full Planning Consent (<5 Dwelling Capacity)	190
Change of Use / Conversions	209
Older people's housing (housing release onto market)	53
Student Accommodation (housing release onto market from deliverable student provision)	710
Windfall Allowance (added to years' 4 and 5)	115
<b>Total</b>	<b>2,474</b>

5.22. The below chart provides a yearly indication of housing delivery anticipated from each component (planning consent type) of the deliverable housing land supply.



5.23. As the full effects of Covid-19 are unlikely to be known for some time to come, predicting what impact this may have on future housing delivery is challenging. In December 2020, Homes England reported their statistics showing overall housing starts down, reflecting the impact of Covid-19 on housebuilding (Homes England, 2020). Whilst, Persimmon stated that the number of homes they completed in 2020 fell by 14% compared with 2019 (Persimmon Trading Statement, January 2021).

## 6. Five Year Housing Land Supply Position

6.1. Figure 10 below demonstrates the Council is able to demonstrate 3.7 years of housing land supply (excluding student accommodation) taking into account accumulated shortfall since 2017/18 and the application of a 20% buffer. If student



accommodation is included in accordance with Planning Practice Guidance, the Council is able to demonstrate 5.2 years of housing land supply.

**Figure 10: Five year housing land supply position**

<b>Five Year Supply Calculation for period 2020 - 2025 (Sedgefield Method)</b>		
<b>Calculating the required supply</b>		<b>Dwellings</b>
a	Requirement 2017/18 - 2019/20	978
b	Completions 2017/18 - 2019/20	788
c	Five year Local Housing Need 2020/21-2025/26	1,780
d	Shortfall	190
e	Five year requirement including shortfall	1,970
f	Five year requirement including shortfall and 20% buffer	2,364
g	Annual requirement including shortfall and 20% buffer	473
<b>Identified Supply</b>		
h	Supply over 5 year period 2020/21-2025/26 (including student accommodation)	2,474
i	Supply over 5 year period 2020/21-2025/26 (excluding student accommodation)	1,764
<b>Five year land supply (expressed in years)</b>		
<i>Including student accommodation (h/g)</i>		<b>5.2</b>
<i>Excluding student accommodation (i/g)</i>		<b>3.7</b>

## 7. Summary

- 7.1. This statement details the approach taken to determine the five year housing land supply position. The Council has prepared this in accordance with the National Planning Policy Framework (NPPF, February 2019) and updated Planning Practice Guidance.
- 7.2. The Council has updated its five year housing land supply position as of 31/03/2020 and has demonstrated a **housing land supply of 5.2 years**.

## Appendix 1 – Schedule of Deliverable Sites

### Full Planning Consent – 5 or more dwellings

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
TC34	17/00722/FUL	2-4 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT	Proposed demolition of existing buildings and the erection of a 4-storey apartment block with parking	23/06/2020	27	Under Construction	27	27					27
NA	19/00352/FUL	9 Russell Street Wolstanton Newcastle Under Lyme Staffordshire ST5 8BL	Demolition of existing workshops to 9 Russell Street and the construction of a new apartment block (Resubmission of 19/00029/FUL)	17/07/2022	5	Under Construction	5	5					5
TC41	19/00614/FUL	Ashfields Grange Sheltered Housing Scheme Hall Street Newcastle-Under-Lyme ST5 2RW	Demolition of all existing buildings and the development of 89 supported living apartments (C3 use class), along with communal facilities, car parking, landscaping and amenity space	31/01/2023	17	Not started	17		17				17
KG15	14/0890/DEEM3 18/00059/REM	Former Garages Gloucester Road Kingsgrove Stoke-On-Trent Staffordshire	Reserved matters application for the access, appearance, layout and scale of residential development - 8 dwellings	27/03/2020	8	Not started	8		8				8

HM9	19/00117/FUL	Former Halmerend And District Working Mens Club Co Operative Lane Newcastle Under Lyme Staffordshire ST7 8BL	Proposed demolition of existing Working Mens Club and the development of 7 new dwelling houses (Resubmission of 18/00329/FUL)	15/04/2022	7	Not started	7		7						7
HD22	18/00243/FUL	Former Playground Brutus Road Chesterton Newcastle Under Lyme Staffordshire	Construction of 4No 3 bed semi-detached houses and 1No 4 bed detached house	29/03/2022	5	Not started	5		5						5
TK22	08/00014/FUL	Former Talke Social Club, Coalpit Hill, Talke	Residential development	28/02/2011	8	Under Construction	5	5							5
TB5	19/00623/REM	Hamptons Metal Merchants Keele Road Newcastle Under Lyme Staffordshire ST5 5AA	Reserved Matters application (appearance, landscaping, layout and scale) for residential development comprising 133 dwellings, public open space and associated works pursuant to outline consent 14/00948/OUT (Appeal Ref: APP/P3420/W/3138033).	14/09/2019	133	Not started	133		30	30	30	30			120
LW36	16/00609/FUL	Land Adjacent The Sheet Anchor Newcastle Road Whitmore Newcastle Under Lyme Staffordshire ST5 5BU	The construction of 7 new houses	16/12/2019	7	Under Construction	4	4							4
CT3	16/00902/DEEM4 18/00854/REM	Land Off Deans Lane And Moss Grove Red Street Newcastle Under	Outline Planning Consent for the development of up to 50 dwellings (Resubmission of 16/00634/DEEM4)	05/12/2020	50	Under Construction	50	30	20						50

		Lyme Staffordshire											
KL16	18/00262/REM	Land off Pepper Street, Keele	Residential development (maximum of 100 dwellings)	17/08/2020	100	Not started	100		30	30	30	10	100
MD31	19/00036/FUL	Land Off New Road Madeley Crewe Cheshire CW3 9HA	Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works.	04/09/2022	32	Not started	32		30	2			32
KS24	18/00443/FUL	Land Off St Bernards Road Knutton Newcastle Under Lyme Staffordshire	The Construction of 8 houses for affordable rent	29/03/2022	8	Not started	8		8				8
HM24	15/00588/REM	Land Rear Of Boars Head High Street Halmerend	Erection of 8 dwellings	01/09/2017	8	Under Construction	8	8					8
LW13	18/00314/FUL	Land South Of Mucklestone Road Loggerheads Market Drayton TF9 4ES	Erection of five residential dwellings, access and associated works	12/11/2021	5	Under Construction	5	5					5
LW13	18/00315/REM	Land South Of Mucklestone Road And West Of Price Close Loggerheads Market Drayton TF9 4ES	Reserved Matters application for layout, internal access arrangements, scale, appearance and landscaping details for 73 dwellings	17/08/2020	73	Under Construction	73	30	30	13			73
LW34	17/01001/FUL	Land To The North East Of Eccleshall Road South East Of Pinewood Road And North West Of Lower Road Hook Gate Market Drayton Shropshire TF9 4QJ	Erection of 22 houses and bungalows with associated access roads and drainage (Amended plans received 26.02.2018)	28/10/2021	22	Not started	22		22				22
AB11	16/00727/FUL	Land West Of Ravens Close Newcastle Under Lyme Staffordshire	Erection of 6 dwellings	02/11/2019	6	Under Construction	6	6					6

KG16	18/00686/REM	Lock Up Garages Sussex Drive Kidsgrove Stoke-On-Trent Staffordshire	Reserved matters application for the access, appearance, landscaping, layout and scale for erection of 6 town houses	30/10/2021	6	Not started	6		6					6
HD18	09/00155/FUL	London Road, Chesterton (Bennett Arms)	Demolition of a public housing and erection of seven dwellings	22/05/2012	7	Under Construction	7	7						7
WL15	14/00284/FUL	Priory Day Centre, Lymewood Grove, Newcastle	Demolition of day care centre and the construction of 13 new single storey dwellings	29/08/2017	13	Under Construction	11	11						11
NA	18/00967/FUL	Site At Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB	Proposed residential development consisting of 5 No. 2 bed detached bungalows with new accesses	22/03/2022	5	Not started	5		5					5
HM3	17/00968/FUL	Site Of Former Wrinehill Garage Main Road Betley Crewe Cheshire CW3 9BZ	Erection of 9 no. Dwellings, associated car parking and landscaping (amendment to approval 06/00984/FUL)	10/04/2021	9	Not started	9		9					9
KS16	18/00932/FUL	Stanton Close And Site Of Former Forge Inn Public House Knutton Newcastle Under Lyme Staffordshire ST5 6EZ	Demolition of existing bungalows and construction of 30 affordable dwellings with associated external works	26/04/2022	19	Not started	19		19					19
NA	18/00714/FUL	The Brighton Sneyd Terrace Silverdale Newcastle Under Lyme Staffordshire ST5 6JT	Change of use and refurbishment of former care home (C2) into apartments (C3) for over 55s independent living. The detailed proposals are for 16 new one beds and 3 two bed apartments.	20/12/2022	20	Not started	20		20					20

KL17	17/00953/FUL	University Of Keele Keele Newcastle Under Lyme Staffordshire	Proposed student accommodation with carparking (Barnes, Keele Campus) and proposed residential development of 83 dwellings with school drop off point, shop and areas of greenspace (The Hawthorns, Keele Village).	09/03/2020	83	Under Construction	55	30	25					55
NA	18/00122/FUL	New Farm Alsager Road Audley Stoke On Trent Staffordshire ST7 8JQ	Demolition of existing builders yard and the erection of 7 dwelling houses with associated access road and landscaping	07/06/2022	7	Not started	7		7					7
CT9	17/01033/FUL	Land At Birch House Road, Holly Road And Whitethorne Way Chesterton Newcastle Under Lyme Staffordshire ST5 7BL	Demolition of former Community Centre and construction of 30 dwellings	28/02/2022	30	Not started	30		30					30
CH4	17/00281/FUL	Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX	Development of 276 dwellings, public open space and associated infrastructure works	16/05/2021	276	Under construction	239	50	50	50	50		39	239
TC32	14/00477/FUL	Newcastle Baptist Church, London Road, Newcastle	Erection of 22 residential apartments	26/10/2018	22	Under Construction	22	22						22
							<b>TOTAL</b>	<b>240</b>	<b>378</b>	<b>125</b>	<b>110</b>		<b>79</b>	<b>932</b>

## Outline Planning Consent – Evidence Supporting Deliverable Status (5 or more dwellings)

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
LW17	16/00866/DEEM4	Land Off Eccleshall Road Loggerheads Staffordshire TF9 4NX	Residential development for up to 55 homes, with associated landscaping and infrastructure	04/04/2021	55	Not started	55			30	25		55
MD10	17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Up to 35 dwellings including associated infrastructure	24/08/2021	35	Not started	35			30	5		35
BW16	17/00515/DEEM4	Land To The North Of Bradwell Hospital Talke Road Bradwell	Development of up to 85 dwellings and associated access arrangements	11/05/2021	85	Not started	85			30	30	25	85
LW12	15/00015/OUT	Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ	Erection of up to 128 dwellings	22/03/2020	128	Not started	128			30	30	30	90
<b>TOTAL</b>								<b>0</b>	<b>0</b>	<b>120</b>	<b>90</b>	<b>55</b>	<b>265</b>

### Small Sites with Full Planning Consent – Less than 5 dwellings

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	16/00086/REM	Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	4 residential dwellings	24/03/2019	4	Under Construction	4	4					4
NA	19/00971/FUL	1 James Street Wolstanton Newcastle Under Lyme Staffordshire ST5 0BX	Erection of one terraced house	27/02/2023	1	Not started	1		1				1
NA	18/00250/FUL	12 Stafford Avenue Newcastle Under Lyme Staffordshire ST5 3BW	Demolition of existing bungalow and erection of two bungalows	24/08/2021	1	Under Construction	1	1					1
NA	19/00189/FUL	126 Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9JY	Removal of existing garage and erection of new build bungalow on land adjacent to 126 Milehouse Lane.	14/08/2022	1	Under Construction	1	1					1



NA	19/00267/FUL	135 High Street Alsagers Bank Newcastle Under Lyme Stoke-On-Trent Staffordshire ST7 8BQ	Proposed detached dwelling (Amended plans received)	11/03/2023	1	Not started	1		1					1
NA	18/00619/FUL	149 High Street Silverdale Newcastle Under Lyme Staffordshire ST5 6LR	Erection of a detached two storey dwelling in existing garden	28/02/2022	1	Under Construction	1	1						1
NA	19/00105/FUL	23 & 11 Bridge Street Newcastle Under Lyme Staffordshire ST5 2RY	Removal of stairwell at 23 Bridge Street linking the commercial ground floor area to the upper floor - (11 Bridge Street). Removal of rear addition at first floor forming stairwell and reinstating 11 Bridge Street (first and second floor) to residential use providing 2 bed accommodation.	18/04/2022	1	Not started	1		1					1
NA	19/00149/FUL	24 Greenock Close Newcastle Under Lyme Staffordshire ST5 2LG	Two new build 3-bed detached dwellings.	26/04/2022	2	Not started	2		2					2
NA	17/00988/FUL	26 Seabridge Road Newcastle Under Lyme Staffordshire ST5 2HT	Subdivision of Existing Dwelling to form 2 independent houses, excavation of front garden and installation of retaining walls to create access and parking area	11/03/2022	1	Not started	1		1					1

NA	19/00059/PLD	31 Southlands Avenue Wolstanton Newcastle Under Lyme Staffordshire ST5 8BZ	The development proposed is the demolition of existing bungalow and erection of four town houses (option one).	NA	3	Under Construction	3	3						3
NA	18/00985/REM	38 Long Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LQ	Proposed detached bungalow	06/02/2021	1	Not started	1		1					1
NA	19/00268/FUL	40 High Street The Rookery Kidsgrove Staffordshire ST7 4RL	New detached dwelling - re submission of lapsed approval 16/00097/FUL	04/06/2022	1	Not started	1		1					1
NA	15/00467/FUL	43 Heathcote Road, Bignall End	Erection of Detached Bungalow	05/08/2018	1	Under Construction	1	1						1
NA	18/00146/FUL	45 Stonebank Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4HQ	Construction of two storey dwelling (resubmission of 17/00531/FUL)	17/07/2021	1	Not started	1		1					1
NA	14/00023/FUL	53 High Street, Knutton	Demolish existing house and garage. Replace with two new two storey houses	20/03/2017	1	Under Construction	1	1						1

NA	18/00878/FUL	58 Abbots Way Westlands Newcastle Under Lyme Staffordshire ST5 2HF	Proposed detached house and double garage (resubmission of 17/00906/FUL)	28/02/2022	1	Not started	1		1					1
NA	17/00572/FUL	58-60 Former Garage Site St Martins Road Talke Pits Stoke- On-Trent Staffordshire ST7 1QP	The construction of a pair of semi- detached houses	22/11/2020	2	Not started	2		2					2
NA	18/00774/FUL	8 - 10 High Street Newcastle Under Lyme Staffordshire ST5 1RA	Alterations to building to form 4 no. C4 apartments and use of part of the ground floor for use classes A1, A2, A3, A4, A5 & D1	08/03/2022	4	Under Construction	4	4						4
NA	17/00483/FUL	8 Barford Road Newcastle Under Lyme Staffordshire ST5 3LF	Proposed demolition of existing bungalow and construction of three dormer bungalows	22/02/2021	2	Under Construction	2	2						2
NA	13/00698/FUL	95 Liverpool Road East, Kidsgrove	Two additional apartments	19/11/2016	2	Under Construction	2	2						2

NA	16/00150/FUL	Adderley Green Farm Heighley Lane Knowle Bank Newcastle Under Lyme Staffordshire CW3 9BA	Detached farm managers dwelling	27/04/2019	1	Under Construction	1	1						1
NA	17/00581/FUL	Aston Farm Aston Staffordshire TF9 4JF	Erection of farmworker's dwelling and ancillary works	05/12/2020	1	Under Construction	1	1						1
NA	17/00635/FUL	Bar Hill Farm Bar Hill Madeley Crewe Cheshire CW3 9QE	Erection of a new farm manager's dwelling house	29/01/2021	1	Not started	1		1					1
NA	17/00503/FUL	Cartref Rye Hills Audley Newcastle Under Lyme Staffordshire ST7 8LP	New infill dwelling between Cartref and extant bungalow (reference: 14/00322/FUL)	28/11/2020	1	Not started	1		1					1
NA	14/00020/FUL	Cherry Hill Farm, Cherry Hill Lane, Silverdale	Dismantling of former farm outbuilding and erection of 3 residential units	15/08/2017	3	Under Construction	3	3						3
NA	17/00371/PLD	Chesterton Lodge Care Home Loomer Road Chesterton Newcastle Under Lyme Staffordshire ST5 7LB	Application for a lawful development certificate for proposed use of 6-bedroom bungalow permitted under application 15/00921/FUL (if erected in full accordance with the terms of that permission) for occupation by up to six people living together as a single household and receiving care (e.g. supported housing schemes such as those for people with	NA	1	Not started	1		1					1

			learning disabilities or mental health problems)										
NA	19/00537/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Proposed construction of 3 Detached dwellings on the old Cornwall House site Sandy Lane Newcastle under Lyme.	08/11/2022	3	Not started	3		3				3
NA	19/00308/FUL	Crackley Gates Farm Leycett Lane Silverdale Newcastle Under Lyme Staffordshire ST5 6AW	Erection of detached bungalow and demolition of existing B8 commercial building	19/07/2022	1	Not started	1		1				1
NA	17/00776/FUL	Croft Farm Stone Road Hill Choriton Newcastle Under Lyme Staffordshire ST5 5DR	Detached dwelling	13/11/2020	1	Not started	1		1				1
NA	15/00129/FUL	Cross Winds, Tomfields, Woodlane	Demolition of existing bungalow and erection of 3 bungalows	09/07/2018	2	Under Construction	2	2					2
NA	18/00085/REM	Domvilles Farm Barthomley Road Audley Newcastle Under Lyme Staffordshire ST7 8HT	Application for the approval of the access, layout, scale, appearance, landscaping, materials and noise assessment as required by planning ref 17/00429/OUT for an agricultural workers dwelling	29/03/2020	1	Under Construction	1	1					1
NA	19/00313/REM	Eardley End Farm Alsager Road Audley Stoke On Trent Staffordshire ST7 8JJ	Agricultural workers dwelling	27/02/2022	1	Under Construction	1	1					1

NA	19/00110/FUL	Ferndale Chester Road Audley Stoke On Trent Staffordshire ST7 8JD	Erection of a detached bungalow in the garden	23/04/2022	1	Not started	1		1					1
NA	20/00079/REM	Fields Farm Wharmadine Lane Ashley Market Drayton Shropshire TF9 4NF	Outline application for an agricultural workers dwelling and a new farm drive for agricultural purposes only.	26/10/2021	1	Not started	1		1					1
NA	17/00863/FUL	Former Garage Site Stafford Avenue Newcastle- under-Lyme Staffordshire	Construction of 2No. 3 bed houses (1.5 storey)	08/02/2021	2	Not started	2		2					2
NA	18/00910/FUL	Garage Block Rear Cheltenham Grove Silverdale Newcastle Under Lyme Staffordshire	Three detached dwellings	07/02/2022	3	Under Construction	3	3						3
NA	18/00147/FUL	Garages Vernon Avenue Audley Stoke-On-Trent Staffordshire	Construction of three dwellings	28/03/2022	3	Not started	3		3					3
NA	19/00531/FUL	Greenacres Farm Dab Green Newcastle Under Lyme Staffordshire ST5 5HL	Erection of Farmworkers Dwelling	27/09/2022	1	Not started	1		1					1

NA	19/00930/FUL	H E Butters Newcastle Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5DA	Demolition of existing workshop and buildings and proposed residential development consisting of 1 No. detached 4 bed 2 storey dwelling and garage with additional accommodation above	13/02/2023	1	Not started	1		1					1
NA	17/00348/FUL	Land Adj 45 Old Butt Lane Kidsgrove Staffordshire ST7 1NJ	Erection of detached dwelling	12/09/2020	1	Not started	1		1					1
NA	17/00462/REM	Land Adjacent 91 Underwood Road, Silverdale	Erection of detached dwelling	28/07/2019	1	Under Construction	1	1						1
NA	19/00632/FUL	Land Adjacent 14 Tomfields Woodlane Staffordshire ST7 8PJ	New dwelling	06/11/2022	1	Not started	1		1					1
NA	19/00257/FUL	Land Adjacent 17 Church Lane Mow Cop Staffordshire ST7 4LR	Proposed dwelling in garden	01/10/2022	1	Not started	1		1					1
NA	19/00008/FUL	Land Adjacent 32 High Street Mow Cop Stoke On Trent Staffordshire ST7 3NZ	Proposed detached house and garage and associated access and parking	13/03/2022	1	Not started	1		1					1
NA	19/00229/FUL	Land Adjacent 42 Westlands Avenue Newcastle Under Lyme Staffordshire ST5 2PX	Proposed new detached dwelling	07/06/2022	1	Not started	1		1					1
NA	19/00406/REM	Land Adjacent 49 Vernon Avenue Audley Stoke-On-Trent	Outline application with some matters reserved for erection of a two storey dwelling	15/07/2021	1	Not started	1		1					1

		Staffordshire ST7 8EG											
NA	16/00986/FUL	Land Adjacent Holmcroft Newcastle Road Baldwins Gate Staffordshire ST5 5DA	Erection of a single storey bungalow	16/01/2020	1	Under Construction	1	1					1
NA	15/00309/PLD	Land Adjacent 1 Highfield Avenue, Kidsgrove	Application for a proposed lawful development certificate for the erection of a detached dwelling	NA	1	Under Construction	1	1					1
NA	15/00640/FUL	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	Erection of 3 no. dwellings	07/10/2018	3	Under Construction	2	2					2
NA	17/00828/REM	Land Adjacent 11A Pennyfields Road Newchapel Stoke-On-Trent Staffordshire	Application for approval of reserved matters of access, appearance, landscaping, layout , scale and parking provisions of planning permission 15/00846/OUT for the erection of detached dormer bungalow	13/12/2019	1	Under Construction	1	1					1
NA	18/00016/FUL	Land Adjacent 16 St Giles Road Knutton Newcastle Under Lyme Staffordshire	Construction of 4 flats for affordable rent (resubmission of 17/00602/FUL)	28/03/2021	4	Under Construction	4	4					4
NA	13/00402/FUL	Land Adjacent 19 Grove Avenue, Kidsgrove	1 no. Pair of new semi detached properties	18/12/2016	2	Under Construction	2	2					2
NA	17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Erection of detached dwelling and alterations to vehicular access	30/10/2020	1	Not started	1		1				1



NA	18/00461/FUL	Land Adjacent 25 Arthur Street Knutton Newcastle Under Lyme Staffordshire	Construction of two houses for affordable rent	28/03/2022	2	Under Construction	2	2						2
NA	13/00847/REM	Land Adjacent 261 Dimsdale Parade West, Wolstanton Newcastle	Erection of two detached dwellings	19/12/2015	2	Under Construction	1	1						1
NA	15/00231/FUL	Land Adjacent 44 Vale Street, Silverdale	Erection of a 2 bedroom detached dormer bungalow	26/06/2018	1	Under Construction	1	1						1
NA	18/00465/FUL	Land Adjacent 45 Moran Road Knutton Newcastle Under Lyme Staffordshire	Construction of two flats for affordable rent	24/05/2022	2	Under Construction	2	2						2
NA	19/00293/REM	Land Adjacent 54 Diglake Street Bignall End Staffordshire ST7 8PZ	Erection of a pair of semi- detached dwellings (All matters reserved)	02/07/2021	2	Not started	2		2					2
NA	19/00591/FUL	Land Adjacent 61 High Street Alsagers Bank Newcastle Under Lyme Staffordshire	Erection of 3no. New Build Dwellings	28/10/2022	3	Not started	3		3					3
NA	17/00421/FUL	Land Adjacent 68 Harriseahead Lane Harriseahead Stoke-On-Trent Staffordshire	New Dwelling	25/08/2020	1	Not started	1		1					1
NA	16/01065/FUL	Land Adjacent 79 Ravenscliffe Road Kidsgrove	Detached dwelling	07/02/2020	1	Under Construction	1	1						1

		Stoke-On-Trent Staffordshire											
NA	18/00842/FUL	Land adjacent Cartref, former Old Coal Yard, Rye Hills, Bignall End	Proposed detached bungalow	03/01/2022	1	Not started	1		1				1
NA	18/00960/FUL	Land Adjacent Number 86 Buckmaster Avenue Newcastle Under Lyme Staffordshire	Variation of condition 2 of planning permission 18/00152/FUL (for construction of 4 dwellings) to substitute plans so as to amend roof pitches and windows on plots 3 and 4 and siting of garage on plot 4.	14/02/2021	4	Not started	4		4				4
NA	18/00454/FUL	Land Adjacent To 125 Mow Cop Road Mow Cop Stoke On Trent Staffordshire ST7 4NE	Erection of a detached dwelling	07/08/2021	1	Not started	1		1				1
NA	19/00480/FUL	Land Adjacent To 20 Lincoln Road Kidsgrove Stoke-On-Trent Staffordshire ST7 1HA	Proposed removal of prefabricated garage, construction of new semi detached dwellings and vehicular accesses	14/08/2022	2	Not started	2		2				2
NA	18/00829/FUL	Land Adjacent To 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Detached dwelling	28/02/2022	1	Not started	1		1				1
NA	18/00828/FUL	Land Adjacent To 28 Newcastle Road Madeley	Erection of detached dwelling and garage	19/12/2021	1	Not started	1		1				1
NA	19/00081/FUL	Land Adjacent To 3 Shraley Brook Road Halmerend Stoke-On-Trent Staffordshire	Renewal of planning permission 15/01155/FUL for 3 detached dwellings	01/01/2022	3	Not started	3		3				3

NA	18/00725/FUL	Land Adjacent To Checkley Grange Checkley Lane Wrinehill Crewe Cheshire CW3 9DA	Proposed 3 bed detached new build dwelling	05/03/2022	1	Under Construction	1	1						1
CL4	18/00126/FUL	Land Adjacent To Falmouth Court Stafford Avenue ST5 4BJ	Residential development consisting of 4no. bungalows, with detached garages and associated access and landscaping.	12/07/2021	4	Under Construction	3	3						3
NA	15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Detached dwelling	16/12/2018	1	Under Construction	1	1						1
NA	15/00506/FUL	Land Adjacent To St Georges, Pinewood Road, Ashley	Dormer bungalow	15/10/2018	1	Under Construction	1	1						1
NA	19/00128/FUL	Land Adjacent To School House The Drive Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BB	Proposed new dwelling	18/12/2020	1	Under Construction	1	1						1
NA	19/01014/FUL	Land Adjacent To White Oaks Bignall Hill Newcastle Under Lyme Staffordshire ST7 8LS	Proposed dwelling	19/02/2023	1	Not started	1		1					1
NA	16/00395/PLD	Land Adjacent Woodbury Snape Hall Road Baldwins Gate Newcastle Under Lyme Staffordshire ST5 5HS	Application for a lawful development certificate for proposed single dwelling	NA	1	Not started	1		1					1

NA	16/00677/FUL	Land Adjacent 1A Second Avenue Newcastle Under Lyme Staffordshire ST5 8NU	Construction of detached dwelling.	05/10/2019	1	Under Construction	1	1						1
NA	17/00717/FUL	Land Adjacent 261 Dimsdale Parade West Newcastle Under Lyme Staffordshire ST5 8HS	Proposed dwelling at Plot A - Change of design of previous approval 13/00868/REM	09/08/2021	1	Not started	1		1					1
NA	19/00234/FUL	Land Adjacent Halcyon Tower Road Ashley Market Drayton Shropshire TF9 4PY	Erection of a dwelling and additional access	21/05/2022	1	Not started	1		1					1
LW40	19/00438/REM	Land At Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	2 no. residential units	14/08/2021	2	Not started	2		2					2
NA	18/00482/REM	Land At Wedgwood Avenue Whitfield Avenue Newcastle Under Lyme Staffordshire ST5 2JQ	Reserved matters application for the access, appearance, scale, layout and landscaping for two detached houses and the re- provision of car parking spaces at Whitfield Community Centre	16/08/2020	2	Not started	2		2					2
NA	18/00441/FUL	Land Between 155 And 161 Knutton Lane Newcastle Under Lyme ST5 6HD	Construction of two flats for affordable rent	28/03/2022	2	Not started	2		2					2

NA	17/00601/FUL	Land Between 94 And 100 Moran Road Knutton Newcastle Under Lyme Staffordshire	The construction of two self contained one bedroom flats	21/09/2020	2	Under Construction	2	2						2
NA	15/00637/PLD	Land Between No 89 And 93, Coalpit Hill, Talke	Proposed detached dwelling	NA	1	Under Construction	1	1						1
NA	18/00188/FUL	Land Fronting Mow Cop Road Mow Cop Stoke On Trent ST7 4NF	Detached dwelling	26/06/2021	1	Not started	1		1					1
NA	20/00043/REM	Land North Of Ambleside Lodge Aston Staffordshire TF9 4JE	Outline application for an agricultural workers dwelling including all associated works	16/03/2022	1	Not started	1		1					1
NA	19/00444/REM	Land North Of Bar Hill Road Onneley Newcastle Under Lyme Staffordshire	Erection of 2 no. dwellings	25/07/2021	2	Not started	2		2					2
NA	19/00180/REM	Land Off Doctors Bank Rear Of The Steps Church Road Ashley Market Drayton Shropshire TF9 4LG	Construction of a Single Dwellinghouse on previous garden plot.	15/05/2021	1	Not started	1		1					1
NA	19/00753/FUL	Land Off Hassell Street Newcastle Under Lyme Staffordshire ST5 1BB	Re-submission of 16/00591/FUL - Proposed development of 2 dwellings to land off Hassell Street.	25/03/2023	2	Not started	2		2					2

NA	19/00502/FUL	Land Off Birks Drive Ashley Heath Market Drayton Shropshire	Construction of one and a half storey dormer style dwelling, garage and formation of new access and driveway	19/09/2022	1	Not started	1		1					1
NA	19/00037/FUL	Land Off Boyles Hall Road Bignall End Staffordshire ST7 8QG	Erection of a detached dwelling including new site access	18/03/2022	1	Not started	1		1					1
NA	18/00912/FUL	Land Off Liverpool Road East Kidsgrove Stoke-On-Trent Staffordshire	Residential development for 4 dwellings	07/10/2022	4	Not started	4		4					4
CT17	19/00176/FUL	Land Rear 1 Cross Street Chesterton Newcastle Under Lyme Staffordshire	Demolition of existing garages and proposed development consisting of 2 No. bungalows and new accesses	17/05/2022	2	Not started	2		2					2
NA	12/00085/FUL	Land Rear Of 186 High Street, Off Podmore Lane, Halmerend	Erection of detached dwelling	18/04/2015	1	Under Construction	1	1						1
NA	18/00995/FUL	Land Rear Of 9 Brittain Avenue Chesterton Newcastle Under Lyme Staffordshire	Residential development - 3 dwellings	12/03/2022	3	Not started	3		3					3
HM24	17/00419/FUL	Land Rear Of High Street Halmerend	New apartment over existing underpass access	26/07/2020	1	Under Construction	1	1						1

		Stoke-On-Trent Staffordshire											
NA	18/00014/FUL	Land Rear South Of Co Operative Lane Halmerend Staffordshire	Two Detached Dormer Bungalows (resubmission of 17/00829/FUL)	06/03/2021	2	Not started	2		2				2
NA	19/00512/FUL	Land South Of Appleton Cottage Coneygreave Lane Whitmore Newcastle Under Lyme Staffordshire	Proposed detached dwelling on land south of appleton cottage (re-submission of application 18/00294/FUL)	23/08/2022	1	Under Construction	1	1					1
NA	19/00834/FUL	Land To Rear Of 77 - 83 Castle Street Chesterton Newcastle Under Lyme Staffordshire ST5 7LP	Erection of 2no. dwellings with bedroom in loft space	04/02/2023	2	Not started	2		2				2
NA	15/00693/FUL	Land To The North East Of Birks Drive/North West Of Tower Road, Ashley	Erection of detached bungalow	23/10/2018	1	Under Construction	1	1					1
NA	19/00066/FUL	Land To The Rear Of 20 Camillus Road Knutton Newcastle Under Lyme	Construction of 1 x 3 bedroom house and 2 x 2 bedroom bungalows for affordable rent	03/04/2022	3	Not started	3		3				3
NA	18/00184/FUL	Land To The Rear Of 41 Orme Road Newcastle Under Lyme Staffordshire ST5 2ND	Proposed erection of two three bedroom dwelling houses	03/05/2021	2	Under Construction	2	2					2
NA	16/00231/REM	Lee Croft, Pinetrees Lane, Ashley	Erection of a single dwelling house	21/06/2018	1	Under Construction	1	1					1

NA	17/00516/FUL	Loggerheads Hotel Market Drayton Road Loggerheads Market Drayton Shropshire TF9 4NX	Erection of 3 no. 4 bedroom detached houses with garages and associated turning space and landscaping	19/12/2021	3	Under Construction	3	3						3
NA	09/00685/EXTN	May Cottage, Brampton Road, May Bank, Newcastle	Erection of two, four bedroom detached dwellings	11/01/2016	2	Under Construction	2	2						2
LW6	19/00262/FUL	Moss Cottage Farm Fairgreen Road Baldwins Gate Staffordshire ST5 5BZ	Proposed detached bungalow	03/06/2022	1	Not started	1		1					1
NA	17/00445/FUL	Plot 37 Birch Tree Lane Whitmore Newcastle Under Lyme Staffordshire ST5 5HS	Erection of a new dwelling house and formation of new accesses	13/10/2020	1	Not started	1		1					1
NA	19/00984/FUL	Plot 4 (Land East Of Appleton Cottage) Coneygreave Lane Whitmore Staffordshire ST5 5HX	Demolition of existing garage and erection of new 4 bedroom dwelling house	23/02/2023	1	Not started	1		1					1
LW23 / LW40	18/00776/FUL	Selbourne Pinewood Road Ashley Market Drayton Shropshire TF9 4PW	Erection of a single dwelling	04/12/2021	1	Not started	1		1					1
NA	15/00435/FUL	Silver Birch, Birks Drive, Ashley Heath	Erection of detached bungalow, associated access and parking arrangements	19/08/2018	1	Under Construction	1	1						1
NA	16/00226/FUL	Smithy Cottages (Leese) Smithy Corner Bar Hill Madeley Crewe Cheshire CW3 9PN	Erection of two detached dwellings and detached double garage	12/05/2020	2	Under Construction	2	2						2



NA	15/00088/FUL	Spring Bank, New Road, Bignall End	Two detached dwellings (one of which proposed by 15/00088/FUL)	08/04/2018	2	Under Construction	1	1					1
NA	18/00259/FUL	T K Phillips Workshop Moss Lane Madeley Crewe Cheshire CW3 9PR	Erection of a pair of semi detached houses and a detached house	18/01/2022	2	Not started	2		2				2
NA	19/00002/FUL	Talke Library Wedgwood Road Talke Pits Stoke-On-Trent Staffordshire ST7 1SW	Proposed 4No. new 3 bed dwellings	03/04/2022	4	Not started	4		4				4
NA	19/00323/FUL	The Croft Newcastle Road Loggerheads Market Drayton Shropshire TF9 4PH	Erection of a detached dwelling	24/06/2022	1	Not started	1		1				1
KL17	20/00018/FUL	The Hawthorns University Of Keele Keele Newcastle Under Lyme Staffordshire	Replacement of previously approved (part of application reference: 17/00953/FUL) commercial unit and 2no. one bed apartments and associated car parking, with 1no. two-storey five bed house and car parking.	09/03/2023	-1	Not started	-1		-1				-1
AB32	16/00747/FUL	The Nurseries 35 Alsager Road Audley Stoke On Trent Staffordshire ST7 8JG	Development of three two bedroom bungalows and one two bedroom dorma bungalow	11/11/2019	4	Under Construction	1		1				1
NA	17/00798/FUL	The Offley Arms Poolside Madeley Crewe Cheshire CW3 9DX	Erection of 3no. dwellings and conversion of outbuilding to form 1no. apartment	21/02/2021	4	Not started	4		4				4

NA	08/00046/REM	The Old Boars Head, 288 Heathcote Road, Halmerend	Erection of four dwellings	01/02/2010	4	Under Construction	4	4					4
NA	19/00441/FUL	The Uplands Mount Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4AZ	Proposed new dormer bungalow in part of existing garden	16/09/2022	1	Not started	1		1				1
NA	17/00573/FUL	Wall Farm House 99 Nantwich Road Audley Stoke On Trent Staffordshire ST7 8DL	The building of a single residential unit on the footprint of a pig sty and existing storage barns	18/09/2020	1	Not started	1		1				1
NA	19/00897/FUL	The Brackens Leycett Lane Newcastle Under Lyme Staffordshire CW3 9LS	A detached dwelling to replace an existing workshop and storage buildings	26/07/2022	1	Not started	1		1				1
LW7	16/01098/DEM	1 Pasture Close Baldwins Gate Staffordshire ST5 5DQ	Application for prior notification of proposed demolition of two storey detached house	15/02/2022	-1	Not started	-1		-1				-1
NA	16/00099/FUL	Barn, Holly Lane, Harsehead ST7 4LE	Rebuilding of existing barn for residential use	31/03/2019	01/01/1900	Under Construction	1	1					1
<b>TOTAL</b>								<b>84</b>	<b>106</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>190</b>

## Planning Consent for Change of Use and Conversions

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	18/01014/FUL 18/01015/LBC	1 King Street Newcastle- Under-Lyme Staffordshire ST5 1EN	Conversion of former restaurant to 12 room House in Multiple Occupation	03/04/2022	1	Not started	1		1				1
NA	18/00615/FUL	101 Liverpool Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4EW	Change of use of shop and associated residential unit into two residential units, with the addition of a two storey side extension and minor demolition works to the rear elevations.	11/03/2022	1	Not started	1		1				1
NA	15/00750/FUL	123 Liverpool Road, Cross Heath	Change of use including first floor flat	30/10/2018	1	Under Construction	1	1					1
NA	19/00307/COUNOT	2 Wharf Street Newcastle- under-Lyme Staffordshire ST5 1JZ	Prior notification of change of use of office(s) to a single dwelling	NA	1	Not started	1		1				1
NA	19/00708/DEEM4	20 Sidmouth Avenue Newcastle Under Lyme Staffordshire ST5 0QN	Change of use of existing building from office to residential including part demolition of the existing building with external alterations and erection of three new detached dwellings	09/12/2022	4	Not started	4		4				4

NA	18/00653/COUNOT	3 Dales Green Road Rookery Kidsgrove Stoke-On-Trent Staffordshire ST7 4RH	Prior notification of change of use from agricultural buildings to two residential dwellings	01/10/2021	2	Not started	2		2					2
NA	19/00685/PLD	39 - 41 High Street Newcastle Under Lyme Staffordshire ST5 1QZ	The change of use of upper floors from A2 retail to C3 residential flats	NA	2	Under Construction	2	2						2
NA	19/00918/FUL	4 The Midway Newcastle Under Lyme Staffordshire ST5 1QG	Change of use of 1st floor to form 2 residential units	22/03/2023	2	Not started	2		2					2
NA	19/00235/COU	46 Church Street Audley Newcastle Under Lyme Staffordshire ST7 8DE	Change of use of part of ground floor from Residential to Retail Use	28/05/2022	-1	Not started	-1		-1					-1
NA	20/00080/FUL	5 Grosvenor Road Newcastle Under Lyme Staffordshire ST5 1LW	Proposed Basement Conversion to form additional flat and Refurbishment of existing three flats	30/03/2023	1	Not started	1		1					1
NA	19/00003/FUL	60 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE	Change of use of first and second floor from retail/ancillary retail storage to 2 residential flats	04/03/2022	2	Under Construction	2	2						2
NA	17/00800/FUL	7 King Street Newcastle Under Lyme Staffordshire ST5 1EH	Change of Use from B1 Office to Residential Use (HMO) containing 6 en-suite rooms, communal kitchen and living area	29/01/2021	1	Not started	1		1					1

NA	19/00597/FUL	8 Ironmarket Newcastle Under Lyme Staffordshire ST5 1RF	Proposed conversion of first and second floors from use class A1 (shop) to C4 (house in multiple occupation)	25/09/2022	1	Not started	1		1						1
NA	16/00888/FUL	9-11 King St Kidsgrove	Change of use of ground, first and second floors to provide 4no. one-bed residential flats and 3no. two-bed residential flats, subdivision of existing Class A1 shop to provide 2no. Class A1 shops, and external alterations.	20/12/2019	7	Under Construction	7	7							7
NA	17/00926/FUL	Barn South East Of Hollycroft Farm, Lordsley Lanes, Ashley, TF9 4EQ	Conversion of existing agricultural building to residential use/ Proposed new dwelling	10/01/2021	1	Not started	1		1						1
NA	18/00948/FUL	Chapel Barn Shraley Brook Road Halmerend Stoke-On-Trent Staffordshire ST7 8AH	Conversion of the existing house to form two dwellings including the closure of the existing access, the creation of a new access, and the extension of the existing paved area to provide parking and turning space for the new dwelling.	27/02/2021	1	Not started	1		1						1
NA	19/00968/FUL	Corner Of Mount Pleasant And Gainsborough Road 23 Mount Pleasant Chesterton Newcastle Under Lyme Staffordshire ST5 7LQ	Change of use of 8 bedroom house in multiple occupation to 6 No. 1 bedroom flats Including a new entrance porch, a number of minor alterations to openings and formation of an additional parking space.	27/01/2023	5	Under Construction	5	5							5
NA	17/01021/FUL	Cornwall House Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Change of use of Cornwall House Clinic back into a dwelling.	09/08/2021	1	Under Construction	1	1							1

NA	18/00824/COUNOT	Dales Green Farm 14 Dales Green Road Mow Cop Stoke-On-Trent Staffordshire ST7 4RJ	Prior notification for conversion of existing agricultural building to residential use	20/12/2021	1	Not started	1		1					1
NA	18/00752/COUNOT	Farm Building Off Butthouse Lane Chapel Chorlton Staffordshire ST5 5JW	Prior notification of change of use from agricultural buildings to two residential dwellings	01/11/2021	2	Not started	2		2					2
NA	19/00159/FUL	Former Post Office Unit Automatic Exchange Wilbrahams Walk Newcastle Under Lyme Staffordshire	Change of use from business premises to dwelling (Resubmission of 18/00685/FUL)	01/05/2022	1	Not started	1		1					1
NA	19/00906/FUL	Harriseahead Methodist Church Chapel Lane Harriseahead Stoke-On-Trent Staffordshire	Change of use from a place of worship to residential, demolition of part of the existing church and the creation of two new dwellings (Resubmission of 19/00495/FUL)	29/01/2023	2	Not started	2		2					2
NA	17/00073/FUL	Hazeley Paddocks Keele Road Madeley Heath Crewe Cheshire	Conversion of Barn to Create Single Family Dwelling	31/03/2020	1	Under Construction	1	1						1
NA	17/00070/FUL	Hey House Manor Road Baldwins Gate Staffordshire CW3 9PS	Conversion of former two-storey stable building and adjoining single-storey outbuildings into a single domestic dwelling	08/05/2020	1	Under Construction	1	1						1

NA	16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Prior notification for conversion of existing agricultural building to residential use	23/12/2019	1	Under Construction	1	1						1
NA	18/00136/COUNOT	Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to residential	06/06/2021	3	Not started	3		3					3
NA	18/00703/COUNOT	Hungerford House Farm Hungerford Lane Madeley Crewe Cheshire CW3 9PD	Prior notification of change of use from agricultural buildings to 5 no. residential dwellings	12/11/2021	5	Not started	5		5					5
NA	19/00958/COUNOT	J P Distribution Hempstalls Lane Newcastle Under Lyme Staffordshire ST5 0SW	Application for prior approval of proposed change of use from Vacant Office (Use Class B1(a)) to 37 No. Flats	NA	37	Not started	37		37					37
NA	04/01283/EXTN	Land Adjacent The Bradburys Winnington	Change of use of redundant agricultural buildings to single residential unit	09/12/2013	1	Under Construction	1	1						1
NA	19/00895/FUL 19/00896/LBC	Manor House Farm Park Lane Ashley Market Drayton Shropshire TF9 4EH	Conversion of existing barn into 3 no dwellings, one for residential dwelling use, two for holiday let use. The proposals involve the careful modification and restoration of a building in the curtilage of a listed building, Manor House Farm.	13/02/2023	1	Not started	1		1					1

NA	19/00698/COUNOT	Morston House The Midway Newcastle Under Lyme Staffordshire ST5 1QG	Prior notification of change of use of the existing Class B1 (a) (office) floorspace on 1st, 2nd, 3rd and 4th floors to Class C3 (residential) use as 92 studio flats	NA	92	Not started	92		30	30	30	2	92
NA	13/00755/FUL	Moss House Farm, Eardley End Road, Bignall End	Change of use of former barn to two residential market housing units	27/08/2017	2	Under Construction	2	2					2
NA	19/00077/COUNOT	Offices 27 Marsh Parade Newcastle Under Lyme Staffordshire ST5 1BT	Prior notification of a change of use of offices to dwellinghouse	28/03/2022	1	Not started	1		1				1
NA	19/00788/FUL	Ravens Court House Ravenshall Main Road Betley Crewe Cheshire CW3 9BH	Conversion and extension of existing triple garage to form dwelling	04/01/2023	1	Not started	1		1				1
WL11	20/00004/FUL	Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire ST5 3LS	Conversion of existing apartment at first and second floor level to provide an additional apartment.	02/03/2023	1	Not started	1		1				1
NA	19/00173/FUL	Silver Birch 129 Church Street Silverdale Newcastle Under Lyme Staffordshire ST5 6JJ	Change of use with building works from Public House to 1 dwelling	07/05/2022	1	Not started	1		1				1
NA	17/00076/FUL	The Grange Brodder Lane Peatswood Market Drayton Shropshire TF9 2PL	The conversion of outbuildings to provide a 4 Bedroom single storey dwelling.	14/06/2020	1	Under Construction	1	1					1
NA	18/00430/COUNOT	The Mill Congleton Road Butt Lane Stoke On Trent Staffordshire ST7 1NE	Prior notification of a change of use of offices to 15 dwellings	NA	15	Not started	15		15				15



NA	17/00231/FUL	Wayside Farm Nantwich Road Blackbrook Staffordshire ST5 5EL	Conversion of former horse hospital to residential use	27/06/2020	1	Under Construction	1	1						1
NA	16/00151/FUL	White House Farm Deans Lane Balterley Crewe Cheshire CW2 5QH	Conversion of existing dairy into a single one bed dwelling	07/06/2019	1	Under Construction	1	1						1
NA	17/00374/FUL	Wrinehill Mill Farm Mill Lane Wrinehill Crewe Cheshire CW3 9DE	The change of use of part of a stable block to create residential accommodation, and associated building works.	01/11/2020	1	Under Construction	1	1						1
NA	19/00410/FUL	Lymewood The Green Newcastle Under Lyme Staffordshire ST5 4AA	Proposed conversion of detached garage and store to two bedroom detached dwelling including external alterations, parking provisions and installation of septic tank	19/07/2022	1	Not started	1		1					1
NA	18/01012/FUL	Apedale House The Drive Newcastle Under Lyme Staffordshire ST5 6BW	Proposed conversion of commercial premises to a four bedroom dwelling	01/03/2022	1	Not started	1			1				1
NA	19/00487/COU	Wynnbank Farm Wereton Road Audley Stoke On Trent Staffordshire ST7 8HE	Change of use of domestic storage building to dwelling	30/08/2022	1	Not started	1			1				1
<b>TOTAL</b>								<b>28</b>	<b>119</b>	<b>30</b>	<b>30</b>	<b>2</b>	<b>209</b>	

### Planning Consent for Student Accommodation

SHLAA Reference	Most Recent Planning Application	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
TC26	16/01106/FUL	Former Bristol Street Ford Garage London Road Newcastle Under Lyme Staffordshire ST5 1LZ	Redevelopment of the site for 499 apartments (comprising of student accommodation)	30/10/2020	499	Under Construction	499	66	108	108	103	114	499
TC36	18/00483/FUL	Former Savoy Cinema / Metropolis Nightclub Newcastle Under Lyme Staffordshire ST5 1QQ	Demolition of the former Savoy Cinema/Metropolis Nightclub and erection of a part 9, part 12 storey building to provide 211 rooms of student accommodation.	14/03/2022	211	Under Construction	211		211				211
							<b>TOTAL</b>	<b>66</b>	<b>319</b>	<b>108</b>	<b>103</b>	<b>114</b>	<b>710</b>

## Planning Consent for Elderly Accommodation

SHLAA Reference	Most Recent Planning Application:	Address	Brief Description	Expiry Date	Total New Dwellings Proposed (net)	Site Status at 01/04/2020	Remaining Site Capacity at 31/03/2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total
NA	19/00254/FUL	Langley Sandy Lane Newcastle Under Lyme Staffordshire ST5 0LZ	Change of use and proposed extensions and alterations to form 20-bed care home	23/05/2022	11 (20)	Under Construction	11		11				11
WL2	18/00693/FUL	Orchard House Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Specialist accommodation for the elderly comprising of 75 Residential apartments with care, communal facilities, parking and associated private amenity space for persons aged 55 and over.	28/03/2022	42 (75)	Under Construction	42		42				42
<b>TOTAL</b>								<b>0</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53</b>

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