

Public Document Pack

Date of meeting Tuesday, 23rd May, 2023
Time 7.00 pm
Venue Queen Elizabeth II & Astley Rooms - Castle House, Barracks Road, Newcastle, Staffs. ST5 1BL
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 3 - 4)
To consider the minutes of the previous meeting(s).
- 4 **APPLICATION FOR MINOR DEVELOPMENT - 23-25 MERRIAL STREET, NEWCASTLE UNDER LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL . 23/00173/DEEM3** (Pages 5 - 12)
- 5 **APPLICATION FOR OTHER DEVELOPMENT - LAND AT POOL FARM, NAPLEY. C A & S WOODFIELD AND SON. 22/00724/FUL** (Pages 13 - 22)
- 6 **LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2** (Pages 23 - 24)
- 7 **APPLICATIONS FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - BETLEY COURT (REF: 23/24001/HBG) AND MADELEY ALMSHOUSES (23/24002/HBG)** (Pages 25 - 28)
This item includes a supplementary report.
- 8 **URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972
- 9 **DISCLOSURE OF EXEMPT INFORMATION**

Should there be a requirement to go into closed session:

To resolve that the public be excluded from the meeting during consideration of the following item(s) because it is likely that there will be a disclosure of exempt information as defined in paragraphs 1,2 and 3 in Part 1 of Schedule 12A of the Local Government Act 1972.

Members: Councillors Northcott (Chair), Bryan, Crisp (Vice-Chair), Fear, Gorton, Holland, Hutchison, D Jones, S Jones, Moffat, G Williams and J Williams

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 :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 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:	Beeston	S Tagg
	Fox-Hewitt	Panter
	Dymond	Skelding
	Edginton-Plunkett	Sweeney
	Grocott	J Tagg
	Heesom	

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)

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.

Agenda Item 3

Planning Committee - 28/03/23

PLANNING COMMITTEE

Tuesday, 28th March, 2023
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present:	Councillor Paul Northcott (Chair)		
Councillors:	Bryan Crisp Gorton	Hutchison S Jones Moffat	G Williams J Williams
Apologies:	Councillor(s) Fear, Holland and D Jones		
Substitutes:	Councillor Joel Edgington-Plunkett (In place of Councillor Dave Jones) Councillor Gill Heesom (In place of Councillor Mark Holland) Councillor Barry Panter (In place of Councillor Andrew Fear)		
Officers:	Rachel Killeen Geoff Durham Nick Fenwick	Development Management Manager Mayor's Secretary / Member Support Officer Interim Head of Planning	

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

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

Resolved: That the minutes of the meeting held on 28 February, 2023 be agreed as a correct record.

3. **APPLICATION FOR OTHER DEVELOPMENT - LAND ADJACENT PLAYING FIELDS, MANOR ROAD, MADELEY. HIGH SPEED TWO (HS2) LIMITED. 23/00114/SCH17**

Resolved: That the Schedule 17 application be granted subject to conditions relating to the following:

- (i) Carried out in accordance with the approved plans.

[Watch the debate here](#)

Planning Committee - 28/03/23

4. **APPLICATION FOR OTHER DEVELOPMENT - LAND TO THE NORTH OF SNAPE HALL ROAD, BALDWINS GATE. HIGH SPEED TWO (HS2) LIMITED.23/00116/SCH17**

Resolved: That the Schedule 17 application be granted subject to conditions relating to the following:

- (i) Carried out in accordance with the approved plans.

[Watch the debate here](#)

5. **5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

Members were advised that there was a further update to the published reports in respect of Conditions 3 and 4. Planning applications had now been submitted and would be brought to this Committee in the near future.

Resolved: That the information be received.

[Watch the debate here](#)

6. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 7.21 pm

23-25 MERRIAL STREET, NEWCASTLE UNDER LYME
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

23/00173/DEEM3

The application seeks full planning permission for the change of use of 23-25 Merrial Street to a Circus and Arts Workshop and Heritage Exhibition area. External alterations to the building are also proposed which include replacement doors and windows.

The site is a commercial unit located within the Town Centre of Newcastle and within the Town Centre Conservation Area as defined on the Local Development Framework Proposals Map.

The statutory 8-week period for the determination expired on the 26th April 2023 however an extension of time has been agreed until the 26th of May.

RECOMMENDATION

Permit, subject to conditions relating to;

- i. Time limit condition**
- ii. Approved plans**
- iii. Materials**
- iv. Opening hours**

Reason for Recommendation

The proposed change of use and external alterations would not have any significant impacts in relation to nearby land uses or on the character and appearance of the Conservation Area and the design of the proposal would accord with the policies of the development plan and the aims and objectives 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

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

KEY ISSUES

The application seeks full planning permission for the change of use of this commercial unit on Merrial Street, Newcastle, to a Circus and Arts Workshop and Heritage Exhibition area including external alterations to the building. The site is located within the Town Centre of Newcastle under Lyme and falls within the Town Centre Conservation Area as defined on the Local Development Framework Proposals Map.

It is not considered that there would be any significant adverse amenity impacts caused by the proposal, given its town centre location where there are a number of different use classes in close proximity to each other. As such the key issues in the determination of the application are:

- Is the principle of development acceptable?
- Design and impact on the Conservation Area
- Reducing Inequalities

Is the principle of development acceptable?

The NPPF encourages development within the existing urban fabric on previously developed land in sustainable locations and supports the reuse of buildings on urban land. Core Strategy Policy ASP4 seeks general sustainability objectives for employment within the Town Centre Area of Newcastle-under-Lyme.

The proposal would result in a change of use of an existing retail unit to a learning and exhibition centre. While the proposal would result in the loss of a single retail unit, there is no evidence to suggest that the proposal would undermine the vitality of Newcastle under Lyme's town centre and the site benefits from being in an accessible location in an already built up area.

As the proposal seeks to reuse an existing building within a town centre location for a use which can be used by the local community, then the proposal is considered to be compliant with the aims and objectives of the NPPF and policy ASP4 of the Core Spatial Strategy. The principle of development is therefore acceptable subject to other material planning considerations.

Design and impact on the Conservation Area

The property is within the Newcastle under Lyme Town Centre Conservation Area and local and national planning policies seek to protect and enhance the character and appearance of Conservation Areas and development that is contrary to those aims will be resisted. There is a statutory duty upon the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas in the exercise of planning functions. The NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset such as a Conservation Area, great weight should be given to the asset's conservation. 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.

Saved policies B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan all require that development should not result in harm to the character and appearance of conservation areas.

The application site comprises an attractive two storey commercial property which forms the entrance to the Fogg Street Arcade and provides a positive contribution to the street scene along Merrial Street and to the wider Conservation Area as a whole.

The external changes proposed include the removal of a ground floor door on the front elevation and its replacement with a window which would have an appearance similar to those already found on the property. A new doorway to the side elevation of the building is also proposed which would require the partial removal of an existing window. The first floor windows are also to be replaced with like for like replacements.

The ground floor fenestration of the building appears to have been altered numerous times over the years to a point where it no longer retains much of its traditional design style. Furthermore, the surrounding commercial units also have different windows styles with no one style being dominant in the locality.

The proposed alterations will be similar in appearance to the existing arrangement and given the mixture of different shop front arrangements found on nearby properties it is not considered that the proposal would result in any adverse impact to the character of the area or the quality of the Conservation Area.

To conclude, the development would be an appropriate form of design that would accord with the policies of the development plan and the aims and objectives of the NPPF and would help to preserve the character and appearance on the Town Centre Conservation Area.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal and the matters that can be addressed, it is considered that it will not have a differential impact on those with protected characteristics.

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 SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy B9: Prevention of harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas
Policy T16: Development – General Parking Requirements

Other material considerations include:

National Planning Policy Framework (2021)

Planning Practice Guidance (PPG) (as updated)

Supplementary Planning Guidance/Documents

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

Newcastle Town Centre SPD (2009)

Newcastle Town Centre Conservation Area Appraisal (August 2008)

Relevant Planning History

04/00454/DEEM3 - Temporary change of use from retail (A1) use to use for office (B1) purposes associated with civic offices opposite – permit

20/00851/DEEM3 - Amended plans received - Change the use of the existing offices to create an additional temporary supported accommodation unit with emergency access for the winter period (November 2020 - March 2021) for up to 6 individuals – permit

Views of Consultees

The **Council's Urban Design and Conservation Officer** raises no objections to the application.

The **Highway Authority** has no objections.

No comments have been received from the **Environmental Health Division** however any comments provided will be reported to the Planning Committee.

Representations

None received.

Applicant/agent's submission

The submitted documents and plans are available for inspection on the Council's website by searching under the application reference number 23/00173/DEEM3 on the website page that can be accessed by following this link; <https://publicaccess.newcastle-staffs.gov.uk/online-applications/>

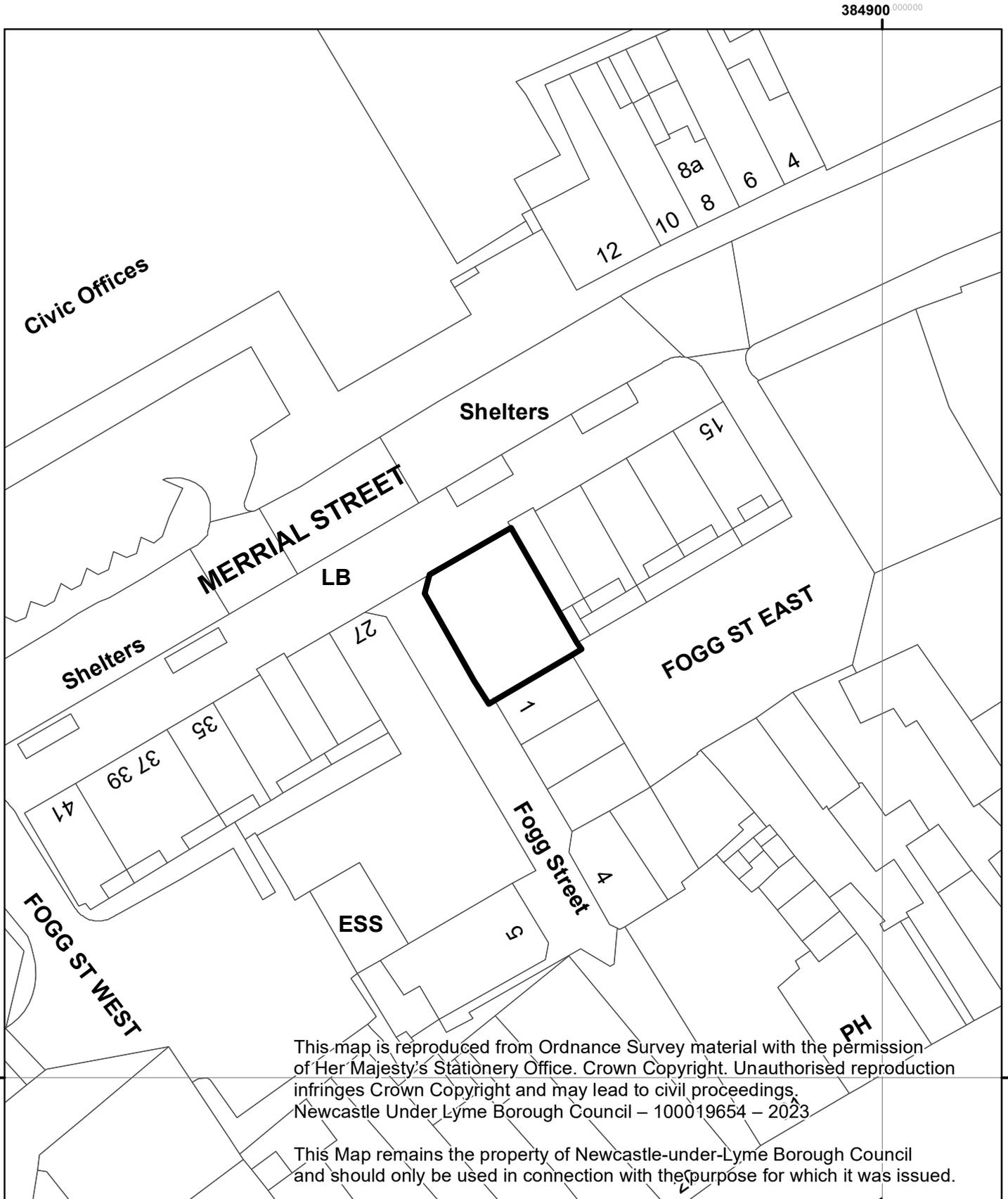
Background Papers

Planning File
Development Plan

Date report prepared

2nd May 2023

This page is intentionally left blank



This page is intentionally left blank

LAND AT POOL FARM, NAPLEY
C A & S WOODFIELD AND SON

22/00724/FUL

Full planning permission is sought for the change of use of agricultural land to a dog exercise area at Pool Farm, Napley. Associated fencing and a small shelter and toilet structure are also proposed. The site is located within an Area of Landscape Restoration as defined on the Local Development Framework Proposals Map.

The application has been called to committee due to concerns relating to highway safety, light impact and the proposed opening hours.

The 8 week determination period expired on the 26th October, however an extension of time has been agreed until the 26th May 2023.

RECOMMENDATION

PERMIT subject to conditions relating to the following matters:-

- 1. Time limit condition**
- 2. Approved Plans**
- 3. Materials**
- 4. All works to be completed In accordance with the recommendations set out in the Biodiversity Survey**
- 5. Soft and Hard Landscaping Scheme**
- 6. Restriction of any external lighting**
- 7. Dog waste disposal arrangements**
- 8. Provision of parking area and visibility splays prior to first use of the site**
- 9. Reversion of land back to agriculture upon cessation of the business**
- 10. Opening hours**
- 11. Business to operate in accordance with the submitted management plan which limits the number of visitors and dogs at the site at any one time.**

Reason for Recommendation

The proposed dog walking area is in a sustainable location for new rural businesses within the Borough and is therefore acceptable in principle. In all other respects it has been demonstrated that the proposed development, subject to appropriate planning conditions, represents a sustainable form of development that would not harm the character of the area, the amenity of nearby residents or cause significant highway safety or ecological implications. The proposals accord with development plan policies 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

Additional information has been sought and submitted in support of the application and the development is now considered to be a sustainable form of development in accordance with the National Planning Policy Framework.

Key Issues

Full planning permission is sought for the change of use of agricultural land to a dog exercise area at Pool Farm, Napley. Associated fencing as well as a small shelter and toilet structure are also proposed. The site is located within an Area of Landscape Restoration as defined on the Local Development Framework Proposals Map.

The main issues in the consideration of the application are:

- The principle of development
- Impact on the character of the landscape
- Impact on residential amenity
- The impact on highway safety
- Impact on hedgerows and ecology
- Other Matters

Is the principle of development acceptable?

Paragraph 84 of the National Planning Policy Framework states that Planning policies and decisions should enable:

“The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”

As the proposal seeks to create a new business that will support the rural economy it is considered that the proposal meets the requirements of the NPPF and is acceptable in principle.

Impact on the character and quality of the landscape

Paragraph 127 of the National Planning Policy Framework (the Framework) 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 130 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, 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 Council's Core Spatial Strategy 2006-2026 requires that the design of the development is respectful to the character of the area.

Policy LNPP1 of the Loggerheads Neighbourhood Plan also requires that new development must demonstrate high standards of design and complement the established character of the surrounding context in terms of scale, density, massing, height and degree of set-back from streets and spaces.

The application site is located within the open countryside on land designated locally as an area of landscape restoration (policy N21). Within these areas the Council will support proposals that will enhance the character and quality of the landscape. It will also be necessary to demonstrate that development will not further erode the character or quality of the landscape.

The proposed development is for a change of use of land with 1.8 metre high mesh 'tornado' fencing, fastened to wooden posts, proposed on the site boundaries. A parking area, new access and a proposed toilet building and shelter are also proposed.

The proposed fencing would be set behind existing field boundaries and hedgerows and is of a design that gives it visual permeability. Save for the section of fence which is to be erected adjacent to the highway, all other sections of fencing proposed could be erected under permitted development rights, as set out in the General Permitted Development Order 2015, as amended. Given the above, it is not considered that the fencing would erode the character and quality of the landscape due to its appropriate appearance and height.

The proposal also seeks permission for a small toilet room which would measure 1.2m x 1.8m and a new shelter which would measure 3.65m x 3.65m. Both structures would have an overall height of 2.3m. The proposed structures are modest in respect of their overall scale and it is not considered that they would have any significant or harmful impact on the immediate or wider area surrounding the application site. The buildings will also be partially screened by sections of the hedge that surround the application site which will help to soften their overall visual presence.

The proposed development is considered to comply with policy N21 of the local plan, Policy CSP1 of the CSS, Policy LNPP1 of the Neighbourhood Plan and the guidance and requirements of the NPPF.

Impact on residential amenity

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.

The application is for the use of the land as a dog exercise area and it can be assumed that a noise impact will be caused from dogs barking.

The nearest dwelling is 226m away from the nearest south west corner of the site and given this separation distance, officers do not feel that it is necessary for a noise impact assessment to be submitted in support of the application.

At the request of officers, the opening hours of the exercise area have been altered so that they would be limited to the following times:

- 6am–8pm Summer season (April–September)
- 7am–6pm Winter months (October–March)

The above opening hours are considered to be acceptable given the rural location of the application site. Information provided in support of the application notes that number of dogs on the field would be limited to no more than 6 at any one time, which would further help to address any potential noise nuisance.

No external lighting has been included as part of the proposal, but a condition is recommended to ensure that no lighting is installed at the site unless it is first agreed in writing by the Local Planning Authority.

While the one objection letter received raises concerns about noise nuisance, this letter was received by a resident of Mucklestone which is over 1.3km from the application site and no other objections have been received either from local residents or the Council's Environmental Health team. On this basis, it is considered that the proposal would not result in any adverse impacts to the residential amenity of nearby properties.

The impact on parking and highway safety:

Paragraph 111 of the Framework details that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Access to the site would be via an existing field access off the B5415 highway. A small parking area is proposed which is to be surfaced in permeable hardstanding.

The Highway Authority raised objections to the proposal on the basis that the plans failed to demonstrate visibility splays onto the B5415 from the access point and that additional visibility splay information was required to demonstrate that a safe access arrangement could be provided. The Highway Authority raised a further objection regarding the unsustainable location of the application site.

In response to this concern, the agent of the application has provided an updated site access plan which provides additional visibility splay details. The Highway Authority have now confirmed that subject to conditions they consider that the proposal would provide a safe and suitable access arrangement.

The Highway Authority's comments with regards to the sustainability of the site are noted, however it must be acknowledged that this type of proposal will normally always require a rural location which is recognised by paragraph 85 of the NPPF. On this basis, the unsustainability of the site is not considered to be a reason in itself to refuse the application.

The proposed development is considered a small rural business and appropriate off road parking is proposed. The visibility splays from the site are also considered to be acceptable. Subject to the parking provision being secured by planning condition there are no objections to the proposal. Therefore the proposal is in accordance with the provisions of the National Planning Policy Framework.

Impact on hedgerows and ecology

Policy N12 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.

A section of hedge (measuring approximately 22m) would need to be removed to accommodate the new access and visibility splays for the site. The application has been supported by a technical biodiversity survey which notes that the removal of this section of hedge could affect nesting birds if conducted during the nesting season but that the development can proceed without the loss of habitat of significant value, and without the loss of the favourable conservation status of any protected species. A number of recommended mitigation methods are however set out within the report. The survey also notes that the agricultural field itself is a silage and pasture field which has no botanical interest, with only common species being found present.

The Council's Landscape Team raise concerns regarding the loss of any hedgerows from the site and the management of any existing hedgerows. While the loss of this section of hedge is not ideal, subject to appropriate conditions relating to the submission of a hard and soft landscaping scheme (which must include species and location of replacement hedging) and subject to the works being carried out in accordance with the details set out in the Biodiversity survey, it is considered that any harm from the loss of the hedgerow can be mitigated. A further condition can be imposed that requires any existing or new planting to be replaced if it dies within 5 years after implementation.

Other Matters

An objection letter has raised concerns about the lack of public consultation, however the LPA have consulted all neighbouring properties and put up a site notice in accordance with statutory requirements. The same objection letter also raises concerns that if approved the proposal will set a precedent for housing development on this site, however any residential development would need to be applied for through a separate application which would need to be assessed on its individual merits and constraints.

The comment that there are other dog walking fields in the area is noted, however given the support provided in the NPPF for new rural businesses, it is not considered that this point alone is a reason to resist the proposal.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief

- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the 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 SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy N17: Landscape Character – General Consideration
Policy N21: Areas of Landscape Restoration

Loggerheads Neighbourhood Plan (LNP) 2013-2033

LNPP1: Urban Design and Environment
LNPT1: Sustainable Transport

Other Material Considerations

National Planning Policy

National Planning Policy Framework (2021)

Planning Practice Guidance (2019)

Supplementary Planning Guidance/Documents

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

Relevant Planning History

18/00600/FUL - Erection of 2no.calf housing buildings – permitted

95/00525/FUL - Erection of agricultural building – permitted

Consultation Responses

The **Environmental Health Division** raise no objections to the proposal.

The **Highway Authority** initially raised objections to the proposal on the basis that the layout did not demonstrate that the required visibility splays could be achieved and on sustainability grounds given the rural location. Following the submission of additional details the HA have withdrawn their objections on highway safety grounds, however they maintain their concerns regarding sustainability.

The **Landscape Development Section** raise concerns about any loss of hedgerow and about the maintenance of the existing/new hedgerow. It is recommended that any new native hedgerow planting should be established behind any new visibility splay and it is recommended that sufficient vehicle access be provided between the hedgerow and the tornado fencing in order that the hedgerow can be managed. The position of the car park and hut may also need to be adjusted to allow retention, protection and future hedgerow maintenance. Permeable paving would be more suited to this countryside setting than tarmac.

It is recommended that landscaping proposals be secured by way of a planning condition which should include replacement native hedgerow behind new sight lines to provide visual softening of the car parking area.

The **Campaign to Protect Rural England (CPRE)** support the proposal for a small rural business in principle but raise concerns regarding the loss of high-quality agricultural land and the potential disturbance to natural habitats these facilities can cause, including, in this case, the removal of some hedgerow. The Group ask that conditions are put in place to minimise the amount of land that would not be able to be returned to agriculture if the facility subsequently closes.

No representations have been received from **Loggerheads Parish Council** within the statutory period for comment and it is therefore assumed that they have no comments to make on the proposal.

Representations

One objection letter has been received which raises the following concerns:

- Impact on highway safety
- Lack of information in the biodiversity survey regarding ground nesting birds, European Brown Hares and bats
- Visual impact of the proposed fence
- Noise impact from late opening hours
- There are other dog walking fields in the area
- Lack of public consultation
- The proposal will set a precedent for housing development

Applicants/agents submission

The requisite plans and application forms including a supporting statement and technical visibility splay plan have been submitted.

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/22/00724/FUL>

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

3rd May 2023

This page is intentionally left blank

Land At Pool Farm 82 Napley Road Napley

22/00724/FUL



This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings.
Newcastle Under Lyme Borough Council – 100019654 – 2023

This Map remains the property of Newcastle-under-Lyme Borough Council and should only be used in connection with the purpose for which it was issued.

This page is intentionally left blank

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, approved under planning permission 21/00286/FUL.

RECOMMENDATION

That the information be received.

Latest Information

As previously reported, works to the track are largely complete and the landowner now needs to carry out the approved landscaping works.

It was reported in the last update report on the 28th February that your officers are now progressing the appropriate enforcement action against the landowner to ensure that the landscaping works, as required by condition 4 of planning permission 21/00286/FUL, are carried out in accordance with the approved plans at the earliest opportunity.

Date Report Prepared – 11th May 2023

This page is intentionally left blank

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund

Betley Court (Ref: 23/24001/HBG) and Madeley Almshouses (23/24002/HBG)

RECOMMENDATION:

That the following grants be approved:-

- 1. £5,000 Historic Building Grant be given towards sash window repairs on part of the building which was not damaged during the fire at Betley Court.**
- 2. £5,000 Historic Building Grant to be given towards the cost of the renovated and new metal windows at Madeley Almshouses.**

Purpose of report

To enable members to consider the application for financial assistance.

1. Betley Court, Main Road, Betley

The application is for assistance to help carry out repairs to 13 sash windows within Royds House, one of the apartments within Betley Court. Royds House is located to the rear of the property, on the south west corner. This part of the house included some of the late Victorian extensions by W Caroe.



In August 2019 Betley Court suffered a devastating fire which destroyed much of the property, including almost all of the interior and roof structure. This is presently being reinstated and much of this structural and enveloping work is complete and the scaffolding is incrementally being removed.

Some of the rear apartments were virtually free from fire damage due to the fire separation systems in place although the windows are in need of overhauling and repair. The work includes removing sashes, glass, and paint down to original wood, reglaze using new glass. The frames will have paint removed down to original wood, remove pulleys, clean & polish. Two windows will be new sashes - replacing cill, 1/2 linings & outer nosing.

The costs of the reinstatement of the rest of the fire damaged house have so far been met by the family and the insurance.

Two quotations have been received by appropriately qualified contractors. The total cost of this work is estimated at £35,162.40 including VAT.

The house is a Grade II* Listed Building, and the work is eligible for 20% grant towards the cost of the works. Due to the costs involved, this would be over £7,000 but the grant fund only enables applicants grant assistance up to a maximum of £5,000. On this basis therefore the maximum grant of £5,000 can be offered towards works at Betley Court.

2. Almshouses, Station Road, Madeley

The almshouses are owned by the Sir John Offley charitable trust and they have applied for assistance towards renovating and replacing where necessary all of the windows on the front elevations of the properties. There are 6 single units and 2 double units. The terrace is a Grade 2 Listed Building and the windows are genuine leaded lights within existing timber surrounds. Windows sections are hung on forged pins and will be fabricated by appropriately qualified contractors.

Two quotations have been received and the total cost of this work is estimated at £46,965 including VAT.



The house is a Grade II Listed Building, and the work is eligible for 20% grant towards the cost of the works. Due to the costs involved, this would be over £9,000 but the grant fund only enables applicants help up to a maximum of £5,000.

On this basis therefore the maximum grant of £5,000 can be offered towards works at Madeley almshouses.

Financial Implications

Historic buildings and structures are entitled to apply for up to a maximum of £5,000 from the Conservation and Heritage Grant Fund. The intervention rate is 20% of the cost of the work for Listed Buildings.

There is sufficient funding to meet both of these grant applications with an allocation this year to the Fund of £10,000. This allows for existing commitments.

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23 May 2023

Agenda item 7

Applications for Financial Assistance from the Conservation and Heritage Fund for

1. Betley Court, Main Road Betley (23/24001/HBG)

The Chair on behalf of the **Conservation Advisory Working Party** recommends that this grant (£5,000) is offered to the applicant, subject to the standard conditions.

2. Madeley Almshouses (23/24002/HBG)

The Chair on behalf of the **Conservation Advisory Working Party** recommends that this grant (£5,000) is offered to the applicant, subject to the standard conditions

This page is intentionally left blank