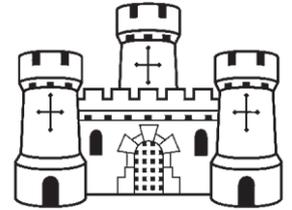


Public Document Pack

Date of meeting Tuesday, 23rd April, 2024
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 5 - 6)
To consider the minutes of the previous meeting(s).
- 4 APPLICATION FOR MAJOR DEVELOPMENT - SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE, NEWCASTLE UNDER LYME. VISTRY HOMES. 23/00659/REM** (Pages 7 - 22)
- 5 APPLICATION FOR MAJOR DEVELOPMENT - 7 VICTORIA STREET, NEWCASTLE UNDER LYME. MR ANTHONY PODMORE. 23/00784/FUL** (Pages 23 - 34)
- 6 APPLICATION FOR MAJOR DEVELOPMENT - ALDI, LIVERPOOL ROAD, KIDSGROVE. ALDI STORES LTD. 24/00071/FUL** (Pages 35 - 44)
This item includes a supplementary report.
- 7 APPLICATION FOR MAJOR DEVELOPMENT - PEACOCK HAY RESERVE AREA, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD C/O WSP. 24/00092/FUL** (Pages 45 - 54)
This item includes a supplementary report.

- 8 **APPLICATION FOR MINOR DEVELOPMENT - SHOPPING MALL, YORK PLACE, NEWCASTLE. CAPITAL & CENTRIC (ON BEHALF OF NEWCASTLE BOROUGH COUNCIL). 24/00146/DEEM3** (Pages 55 - 64)

This item includes a supplementary report.

- 9 **NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE YEAR SUPPLY UPDATE 2023 - 2028** (Pages 65 - 96)

- 10 **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) -ASHLEY CONGREGATIONAL CHURCH. 23/24003/HBG** (Pages 97 - 100)

This item includes a supplementary report.

- 11 **PLANNING COMMITTEE SITE VISIT DATES 2024-25** (Pages 101 - 102)

- 12 **5 BOGGS COTTAGE, KEELE. 14/00036/207C3** (Pages 103 - 104)

- 13 **URGENT BUSINESS**

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

- 14 **DISCLOSURE OF EXEMPT INFORMATION**

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), Crisp (Vice-Chair), Beeston, Brockie, Burnett-Faulkner, Bryan, Fear, Gorton, Holland, Hutchison, D Jones 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:	Sweeney	S Jones
	Panter	Fox-Hewitt
	S Tagg (Leader)	Dymond
	Heesom	Edginton-Plunkett
	Johnson	Grocott
	J Tagg	

If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf

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

NOTE: IF THE FIRE ALARM SOUNDS, 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.

This page is intentionally left blank

Agenda Item 3

Planning Committee - 26/03/24

PLANNING COMMITTEE

Tuesday, 26th March, 2024
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Bryan	Hutchison
	Beeston	Fear	D Jones
	Brockie	Gorton	J Williams
	Burnett-Faulkner	Holland	

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning Officer

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 27 February, 2024 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE, NEWCASTLE UNDER LYME. VISTRY HOMES. 23/00659/REM**

Amended recommendation proposed by Councillor Holland and seconded by Councillor Jones.

Resolved: That the application be deferred to allow discussions to take place with the applicant regarding various elements of the proposal.

[Watch the debate here](#)

4. **APPLICATION FOR MAJOR DEVELOPMENT - 7 VICTORIA STREET, NEWCASTLE UNDER LYME. MR ANTHONY PODMORE. 23/00784/FUL**

Amended recommendation proposed by Councillor Jones and seconded by Councillor Fear.

Resolved: That the application be deferred to allow discussions to take place with the applicant regarding various elements of the proposal.

[Watch the debate here](#)

5. APPLICATION FOR MINOR DEVELOPMENT - OPEN MARKET, HIGH STREET, NEWCASTLE-UNDER-LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 23/00983/DEEM3

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

- (i) Time limit condition
- (ii) Approved plans
- (iii) Materials
- (iv) Prior Approval of Seating
- (v) Demountable Bollard Specification
- (vi) Planter Specification
- (vii) Landscaping Scheme
- (viii) Nipper Parking delineation and surfacing arrangements and for one of the spaces to be a disabled bay.

[Watch the debate here](#)

6. LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2

- Resolved:**
- (i) The information be received.
 - (ii) That a report be brought back to committee in two months time

[Watch the debate here](#)

7. URGENT BUSINESS

There was no Urgent Business.

8. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.56 pm

SEABRIDGE COMMUNITY EDUCATION CENTRE, ROE LANE, NEWCASTLE UNDER LYME
VISTRY HOMES **23/00659/REM**

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 53 dwellings.

This application for the approval of reserved matters follows the granting at appeal of an outline planning permission in November 2020 for up to 55 dwellings on this site (Ref. 19/00515/OUT). Details of the main access from Ash Way was approved as part of the outline consent.

The application site falls within the urban area of the Borough and represents a previously developed brownfield site, as defined on the Local Development Framework Proposals Map. At the time of determining the outline application, the vacant buildings associated with the education centre still stood on site, however the buildings have now been demolished and the site cleared.

The application was deferred at the last meeting of the planning committee on the 26th March to allow discussions to take place with the applicant to address concerns raised by members.

The 13 week period for the determination of this application expired on 6th December 2023 but an extension of time has been agreed to 5th April 2024.

RECOMMENDATION

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

- 1. Link to outline planning permission and conditions**
- 2. Approved plans and supporting documents**
- 3. Facing materials**
- 4. Prior approval solar panel specification**
- 5. Boundary treatments**
- 6. Hard surfacing materials**
- 7. Soft landscaping**
- 8. Tree protection**
- 9. Refuse strategy**
- 10. Construction Environmental Management Plan**
- 11. Pedestrian visibility splays**
- 12. Visibility splays**
- 13. Detailed highway design information**
- 14. Full details pedestrian/cycle link, maintenance and closure of existing vehicular access**
- 15. Surfacing materials and surface water drainage**
- 16. Revised parking details**
- 17. Cycle storage**

Reason for Recommendation

The principle of the use of the site for residential development and the use of the main point of access from Ash Way was established through the granting of the outline planning permission. The design and layout of the proposal is considered 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 as a consequence of the internal layout and the proposed landscaping and open space within the site is considered acceptable. There are no other material considerations which would justify a refusal of this reserved matters submission.

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

Additional information and amended plans have been sought and provided and the scheme is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 53 dwellings. The principle of residential development on the site, as well as the vehicular access from Ash Way was established by the granting of outline planning permission 19/00515/OUT at appeal in November 2020.

The application site falls within the urban area of the Borough and represents a previously developed brownfield site, as defined on the Local Development Framework Proposals Map.

The key planning matters in the determination of the application are:

- Character and appearance of the development,
- Residential amenity,
- Highway safety and parking implications,
- Trees, hedgerows and public open space,
- Flood risk and drainage,
- Affordable housing

Character and appearance of the development

Paragraph 131 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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 135 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, will function well and add to the overall quality of the area; 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.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. This policy is considered to be consistent with the NPPF.

RE5 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010) states that new development in the rural area should amongst other things respond to the typical forms of buildings in the village or locality and that new buildings should respond to the materials, details and colours that may be distinctive to a locality.

R12 of that same document states that residential development should be designed to contribute towards improving the character and quality of the area. Proposals will be required to demonstrate the appropriateness of their approach in each case. Development in or on the edge of existing settlements should respond to the established urban or suburban character where this exists already and has a definite value. Where there is no established urban or suburban character, new development should demonstrate that it is creating a new urban character that is appropriate to the area. R13 states that the assessment of an appropriate site density must be design-led and should consider massing, height and bulk as well as density. R14 states that developments must provide an appropriate balance of variety and consistency.

The application site comprises an irregular parcel of land that is bounded by Seabridge Primary School to the north and adjoining residential development to all other boundaries. Vehicular access to the site would be from Ash Way, as agreed in the outline application, with a pedestrian/cycle way access taken from Roe Lane/Seabridge Primary School to the east.

A mix of 2, 3, 4 and 5 bed dwellings are proposed with a mix of detached, semi-detached and mews style terraces. The dwellings would all be 2 storey in height and would be constructed from brick and tile.

With regard to the layout of the site, vehicular access from Ash Way would extend into a new road running east to west, with three north-south streets accessing from this road, including private drives. The houses are arranged back to back with the existing housing and new housing. The SuDs attenuation basin would be positioned to the east of the main access road, adjacent to the southern boundary of the site.

Prior to the submission of this application, the proposed development was assessed by an independent Design Review Panel where the following summarised comments were raised;

- Pursue opportunities to retain the existing Oak trees which should be a key landscape feature within the proposed scheme
- Provision of a comprehensive landscape strategy approach to existing and new trees, functional and characterful open spaces, provision of play and recreational space.
- Place based approach to water management which should be integrated within the development and provide recreational and ecological benefits.
- Utilise Manual for Streets and Streets for a Healthy Life to strengthen the street hierarchy, approach and design of new streets;
- Undertake dialogue with Seabridge Primary School to seek a solution to the land to the north which benefits the school and community;
- Sustainability as a key driver including approach to the site layout, levels, water management etc.; and
- Provision of a robust package of information including concept sketches to illustrate the approach to views, boundaries, water etc.

The number of dwellings complies with the level considered to be acceptable at the outline stage, and the layout and density is considered to present a suitable layout and appearance for the site that mirrors the built form and densities of the wider locality.

Properties would be set back from the pavement to allow for frontage landscaping with parking provided in front or to the side of the dwellings, with some dwellings also provided with a garage.

All of the house types proposed are two storey in height and whilst a contrast to the single storey dwellings beyond the eastern site boundary on Roe Lane, the scale of the dwellings would largely reflect the character of the surrounding area. Detailing within the chosen house types would be simple and unfussy with gable features, bay windows, lintel and cill brick detailing and porch canopies. House types with bay window detailing will be positioned in prominent locations to provide focal points and architectural interest throughout the development. As highlighted within the comments from the DRP, it is noted that the house types proposed within the scheme are what the applicant would consider 'standard house types' however, this site is landlocked by existing residential development and the scale, proportions and design of the dwellings proposed would assimilate well with the prevailing character and form of the area. The house types are attractive in appearance and raise no concerns in terms of visual amenity.

As originally proposed the materials would comprise a limited palette of red brick and plain tiles. Whilst these materials alone are not considered to be unacceptable, consideration of the materials within the wider locality found a greater variety of materials. When looking at the surrounding housing development along Ash Way, Harrowby Drive and Roe Lane there is a much greater variety of materials which includes buff and orange brickwork as well as some elements of feature render detailing. As such the applicants were approached to consider incorporating more variety in the style of materials and this is something that has been agreed. The material palette for the scheme now also

includes a buff colour brick alongside the traditional red brickwork which is considered to offer a greater variety within the appearance that is both reflective of the local area, but also provide a more attractive mix within the development site itself.

With regards to boundary treatments, the existing mixed hedgerow/tree boundary treatments to the eastern, southern and western boundaries would all be retained but would be reinforced with a 1.8m high timber close boarded fence. Property frontages would all benefit from areas of landscaping to include amenity grass, evergreen hedgerows and/or native hedgerows. Dividing boundary treatments between the proposed dwellings would consist of 1.8m high timber larch lap fencing. A 1.2m high post and rail fence would be used to enclose the SuDs basin. The position, type and design of these boundary treatments is considered to be acceptable and these details can be secured through an appropriately worded condition.

The site as existing has rather distinct levels which fall from north to south, and the former development on the site had been built in a series of levels to accommodate this topography of the site. The application proposals would maintain some of the existing levels, but at the more extreme points is seeking to level the site to provide suitable plots, gardens and highway work arrangements.

The comments of the DRP felt that the existing levels of the site should be considered as an asset, rather than a constraint as per the assessment made by the applicant. The panel recommended that south facing gardens, with a change of level could be very attractive and, where necessary, south-facing terracing could be economically engineered. In addressing the comments of the DRP, the applicant has reinforced that the levels on site have posed a technical challenge to the site in terms of drainage, highway provision and the provision of appropriate and usable amenity space. They have noted that the design endeavours to work with the existing site levels as far as is feasible but levels suitable for development must be achieved that will support vehicular movement through the site and provide sympathetic interaction at boundaries that appropriately consider the interface with the existing housing.

Whilst the comments of the panel are noted, it must be accepted that the levels changes in parts are considerable and so it must be reasonable to allow the design to incorporate the technical requirements in terms of drainage and highway provision. To demonstrate the proposed level of re-grading works a further cross section has been provided which shows the extent of cutting and filling alongside required retaining structures that would need to be carried out in order to provide workable levels across the site. It is noted that the most significant retaining structures would be required on the southern boundary adjacent to the rear site boundaries with the properties along Ash Way. Whilst for the most part, the retaining structures and level changes are not considered to be significant, some initial concern was raised by officers on the scale of the retaining structures that would be required at certain points along this boundary. The applicant has since clarified this, with the proposed site sections updated. This does show that the earth will be built up at points along this boundary that would sit approximately level with the existing boundary treatments, and then above this a new 1.8m fence would be installed. This would take the total height of retaining and boundary structures along this boundary to approximately 4.2-4.4m. Subject to conditions to secure full and precise details of the retaining structures, it is not considered that the scale or position of the development would result in any adverse implications on the amenity of the wider area.

Specific details of facing materials and boundary treatments have all been provided and so can be secured through an appropriately worded condition. Following comments received from Members of the Committee, the applicant has confirmed that where new boundary treatments are to be installed adjacent to existing hedgerows, the fence will be situated adjacent to the hedging so that gaps are minimal. Where existing fencing is in place, the developer would consult with the neighbouring resident; where the boundary treatment is in a poor condition a replaced would be offered, or if it is adequate it would then be incorporated into the new boundary to avoid parallel fence lines.

A condition will be attached to any permission granted to secure full and precise details of hard surfacing arrangements and specific details for the construction of the retaining walls on site.

On balance, and subject to conditions, your officer's view is that the design and layout of the dwellings together with the updated materials palette would provide a consistency throughout the site and would also provide sufficient articulation and focal points to create variety and interest in the street scene.

The provision of the pedestrian/cycle link would help the application site to integrate functionally and physically with the local area and so the proposal is considered to be acceptable in terms of design and impact on the form and character of the area.

Residential amenity

The NPPF states at paragraph 135 that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The internal separation distances between the dwellings proposed would all accord with the recommendations of the Space Around Dwellings SPG.

Representations have been received from a number of residents of dwellings along Roe Lane beyond the eastern boundary, namely numbers 40, 42 and 44. These dwellings comprise single storey properties whose rear elevations have a westerly outlook towards the boundary with the application site. Your officer has conducted a site visit to these properties to understand their layout and outlook in relation to the application site. The concerns raised by these local residents focuses on a loss of amenity, privacy and sunlight to their respective properties.

The applicant has provided site sections showing the levels and layout between these dwellings. Whilst the proposed dwellings adjacent to the eastern boundary of the site would be in a slightly elevated position, this would be a very gentle incline and so the dwellings would not be considered overly imposing by virtue of the levels in this location.

It is accepted that the two storey height of dwellings in this location would be a contrast to the single storey properties on Roe Lane, but this does not automatically mean that the dwellings would result in a loss of privacy, outlook and light to the rear elevations and garden spaces of these properties.

The rear elevations of plots 46 and 47 would be sited just over 12m from the shared boundary with numbers 42 and 44 Roe Lane. There would be a separation distance of 24m from the rear facing elevation of these plots, to the rear elevations of Numbers 42 and 44 Roe Lane, which are known to host principle windows. Any ground floor windows of the proposed dwelling would be sufficiently screened by the existing hedgerow boundary that is to be retained and reinforced as part of the proposed development and so these windows are not considered to cause any harm to the residents of these neighbouring properties. There would only be one principle window on the rear elevation of Plot 47 which would serve a principle bedroom; there would be approximately 24m along a direct line of site from this window to the rear elevation of No. 44, however any views towards the rear facing windows of No. 44 would be at an obtuse angle and so these views would not be considered to be direct into facing windows and would not result in any harm to the occupants of the property. This would also be applicable to the proposed relationship between plot 46 and number 42.

It is accepted that the first floor windows would have the opportunity to have limited views down into the rear garden areas of the adjacent properties. However, the siting of the dwellings beyond the shared boundary would ensure that the views achieved would not be overbearing to the extent that would result in the loss of amenity to the occupants of these properties, particularly given that the angle at which such views would be from would make it difficult for any significant views to be achieved to the extent that would result in a loss of privacy.

Plot 43 would be positioned closer to the boundary than plots 46 and 47, with approximately 3.5m to the dividing boundary with the existing dwelling, No. 40, and 17m to the closest part of the rear elevation. However, this plot has been designed and orientated so that the side facing elevation that would be seen from the rear elevation of No. 40 would not contain any principal windows. The separation distance here would comply with the 13.5m recommended by the Council's SPG where principal windows would face a development with no principal windows. The front elevation of Plot 43 would have a direct outlook to the north, across a proposed open area of recreation space.

Despite the development according with the relevant recommendations within the SPG, the applicant was approached to consider changes to the scheme in order to minimise any potential overbearing impact on the single storey properties along Roe Lane. As a result of this the applicant has agreed to

modify the roofline on Plot 43 with a hipped arrangement which will assist in bringing the roofscape away from the boundary and lessen the visual impact on the adjacent properties along Roe Lane.

With regards to loss of light, the spacing and positioning of the dwellings within the site is not considered to result in a significant loss of light to principal windows or amenity spaces. Residents of properties along Roe Lane have within their representations referred to a loss of light as a result of the development, namely as a result of the proximity of Plot 43 to the southern boundary. The applicant has provided details to illustrate the path of the sun during both the summer and winter solstice. These details show that the development would not result in the loss of any more sunlight to rear facing windows of numbers 40 and 42 than the existing arrangement. Whilst it is noted there may be some additional overshadowing through the morning until the afternoon, this would be limited to the garden area and not to the extent that would have a severe impact on the amenity of the existing occupants.

Suitable separation distance are also in place between the rear elevations of the proposed properties and the existing residential development beyond both the southern (Ash Way) and western (Harrowby Drive) boundaries of the site.

With regards to waste collection, the majority of the internal roads within the site are to be constructed to adoptable standards and therefore will be serviced by a Local Authority waste refuse service. However, there are a number of plots located off the turning heads of some of the junctions that would not be accessed via an adoptable road. The applicant has therefore provided a refuse strategy that provides suitably sized and positioned bin storage/collection areas for these plots. Members of the committee raised concerns with the provision of unadoptable roads and the requirement for occupants of some dwellings to have to take their receptacles out to a bin collection point.

The layout of the site and provision of areas of unadopted road would mean that 8 properties would have to take their bins out to a bin collection point given their siting on an area of unadopted road. There were particular concerns raised in relation to the distance of Plot 43 from the bin collection point as this was a distance of 28m.

The applicant has taken on board the concerns raised by members and as a result has amended the extent of adopted road on the approach to Plots 42 and 43. These changes have resulted in the distance to a bin collection point being reduced from 28m to 21m. There is nothing within the adopted Development Plan or the NPPF that stipulates that residential dwellings must be served by a bin collection service on an adoptable road. Building Regulations requirements also allow for bin collection points for residential properties up to a distance of 30m, which the development would comply with in all instances.

The applicant has considered making the entirety of the highway leading to Plots 42 and 42 adoptable, however an indicative plan within their updated supported statement shows that if such a scheme was to be pursued, this would result in the loss of the only remaining tree on site, a significant encroachment into the area of Public Open Space and a reduction in the extent of the footway/cycle way link to Roe Lane. Therefore, on balance, and in consideration of the fact that there is no identified breach of policy, the compromise made by the applicant is considered to be sufficient and ensures that the amenity level of future occupants is acceptable from a waste collection perspective. For the avoidance of doubt the Highway Authority also raise no objections to the use of unadoptable road surfacing, or the changes made in relation to Plot 43.

The Council's Environmental Health Department (EHD) have considered the details provided with the application in respect of noise and environmental management and raise no objections to the application.

With regards to land contamination, the Council's EHD have requested the submission of details relating to air quality and land contamination. However, such issues were considered at the outline stage and therefore it is not reasonable or necessary to require further details on such matters within this reserved matters application.

One matter of further concern that has been referred to by residents is the proximity of the proposed sub-station to residential boundaries and the implications of this on health and wellbeing. The

applicant has clarified that the sub-station is required to provide sufficient supporting electrical infrastructure to the development. They detail that the only potential risk to health and safety would be where the equipment inside the sub-station is tampered with, but the development would see the station fully enclosed and appropriately secured. However, following concerns raised by members the applicant has agreed to amended plans that have seen the sub-station re-positioned to sit along the north-eastern boundary of the site and to the east of plots 37 and 38. The re-siting of the sub-station raises no visual or residential amenity concerns, and so on this basis your officers are satisfied that the development poses no harm to residential amenity, health or wellbeing. A supporting statement from the applicant also details that sub-stations can be constructed in line with the relevant permitted development rights, and so whilst it is required in association with the development, a standalone station could be constructed without planning permission.

It is therefore considered that given the above, the development would not raise any adverse implications for residential amenity and would accord with the principles of the NPPF.

Highway Safety

CSS Policy SP3 addresses the need to secure more choice of, and create better access to, sustainable modes of transport whilst discouraging less sustainable modes. CSP1 expects new development to be accessible to all users and to be safe, uncluttered, varied, and attractive.

NP Policy DC3 expects the form and layout of development to provide ease of movement for pedestrians and cyclists, cater for a people with a range of mobility requirements and avoid severe adverse impacts on the capacity of the highway network

NPPF Paragraph 114 notes that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 115 advises 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.

The suitability of the main point of access from Ash Way was considered to be acceptable in the determination of application 19/00515/OUT at appeal. Therefore this reserved matters application will focus on the suitability of the internal road layout and provision of parking.

Access to the site is from the approved point at Ash Way which would lead into the site and join the main internal road that runs west to east across the site. Two further adoptable streets extend from this main road which run towards the northern boundary of the site.

Initial consultations with the Highway Authority resulted in requests for amended information in relation to the geometry of the road layout, visibility splays, surfacing arrangements, parking and pedestrian connectivity.

The applicant has proactively addressed all of the issues raised by the HA through amended plans and information and the latest consultation response from the HA no longer raises any objections to the development subject to conditions.

The HA detail that a sufficient shared footway/cycleway has been provided between the internal road layout and the application boundary and that conditions can appropriately secure further details in

relation to its detailed design, maintenance and cessation of the existing vehicular access from Roe Lane.

Sufficient off street parking has now been demonstrated for the dwelling proposed. The HA have raised concerns with the parking arrangement for Plot 1, which they feel needs to be relocated by 1m, however such a minor design change can suitably be secured by condition. Therefore there would be no adverse highway safety implications resulting in on street parking from the proposed development.

For the reasons outlined above, the proposals are considered to accord with development plan policy and the guidance set out within the NPPF.

Trees and Hedgerows

NLP Policy N12 seeks to 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. Where, exceptionally, permission can be given and trees are to be lost through development, replacement planting will be required on an appropriate scale and in accordance with a landscaping scheme.

An area of open space is proposed in the north-eastern corner of the site to coincide with the provision of the footway/cycle path link which would connect the development to Roe Lane. The applicant does indicate that further open space would be provided to the south of the site, but this is an area largely covered by the attenuation basin and so would be fenced off and inaccessible for members of the public to utilise; nonetheless it provides a welcome area of open land at a key focal point within the development site. The level of open space provided is therefore deemed to be appropriate.

The perimeter of the site is largely comprised of a mixture of hedgerow and trees, all of which would be retained as part of the development proposals.

Throughout the site there are a number of established trees, largely within the southern segment of the site. In total, 16 trees would be removed from the site; 10 of which are of category C classification and 6 category B.

From the submitted tree survey it is accepted that the category C trees outlined for removal are largely ornamental planting of early maturity and average conditions and so their removal from the scheme on balance is not considered to have any adverse implications on the character or quality of the wider landscape.

The category B trees marked for removal include a cluster of four trees (T16, T17, T18 and T19) which are positioned on the north western edge of the site. The accompanying tree survey indicates that individually these trees are of low significance, but collectively make a contribution to the character of the landscape and are prominent in views from the residential dwellings to the south. T15 (Field Maple) is also a category B tree marked for removal.

The Council's Landscape Development Section (LDS) have objected to this tree loss and requested whether amended designs could be considered in order to allow their retention. They also have requested the provision of onsite play facilities, contribution to a MUGA and an off site contribution. With regards to the provision of play facilities and financial contributions, such matters were dealt with at the outline stage for the application. The outline permission did not request specific areas of play, but approved an area of public open space that would need to be appropriately managed. Therefore at this stage it would be unreasonable to introduce a need for further obligations that were not covered within the outline application.

The loss of these trees is unfortunate, particularly given their prominence from views outside of the application site. However, in granting permission for the access from Ash Way and taking into account the gradients of the site, this has made it extremely difficult to retain these trees as part of the development scheme.

The application is accompanied by a landscaping and planting plan which shows that a significant number of new trees will be provided throughout the site as well as a proposed wildflower meadow

adjacent to the public footpath link; wetland meadow surrounding the attenuation basin and amenity grass, hedgerows and trees to plot frontages. The applicant's supporting statement indicates that this new tree planting would include over 60 specimens of new planting across the site.

Therefore whilst the initial loss of the trees from the site would have some negative implications on the character and appearance of the landscape, it is considered that given the ambitions of the landscaping and planting plan, sufficient re-planting on the site would compensate for this loss, and in fact, in time, add further variety and interest to the landscaping of the site. It is considered necessary to condition full and precise details for the proposed planting scheme to ensure that a variety of species are planted as well as trees of differing maturity to ensure that some trees have an immediate visual impact to mitigate the loss of the category B trees removed from site.

For the reasons outlined above, the proposals are considered to accord with development plan policy and the guidance set out within the NPPF, subject to the imposition of appropriately worded conditions.

Flood Risk and Drainage

NPPF Paragraph 167 outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The outline application for the site was accompanied by a Flood Risk and Drainage Assessment. Consultees at the time including Severn Trent and the Lead Local Flood Authority raised no objections to the development, subject to a condition to secure a detailed scheme for the disposal of foul and surface water flows. This was secured by condition 14 of the approved outline permission.

As a result, a detailed drainage scheme has not been provided with this application, but must be provided in order to comply with condition 14 of permission 19/00515/OUT before any approved scheme commences.

The Lead Local Flood Authority have raised no objections to the proposed development. They note that the outline drainage design principle is that surface water generated by the site shall be conveyed by gravity to connect into existing Severn Trent Water infrastructure with surface water being attenuated within an on site basin. The submitted plans have shown an appropriate space within the layout to include the attenuation basin.

Therefore in light of the above it is not considered that the proposed development would raise any adverse implications in relation to flooding or drainage and so would accord with the relevant policies of the development plan as well as the NPPF.

Affordable Housing

Policy CSP6 of the Core Spatial Strategy states that for new residential development within the urban area capable of accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate of 25% of the total dwellings to be approved.

The provision of 25% affordable housing was secured through the Section 106 Agreement associated with approved outline planning permission 19/00515/OUT and this would comprise a tenure split of 60% affordable rental units; with the remaining 40% other intermediate tenures.

The submitted layout demonstrates that these levels would be secured through the provision of 8 social rent units and 5 shared ownership properties. This mix would include 2-bed maisonettes, and 3-bed houses, including both terraced and semi-detached properties.

The Council's Housing Strategy Officer has noted that the location of the affordable housing appears to have been pushed towards the periphery of the development which would not sufficiently see the housing pepper-potted throughout the site. The officer has also noted that the affordable housing provision is largely comprised of maisonettes and so has requested that these house types are potentially replaced given that Registered Providers are often reluctant to take on units of this scale.

In response to this the applicant has detailed that the positioning of the affordable housing units accords with the Council's Affordable Housing SPD which states that there should be no more than 10 affordable units in any one cluster. The plans shows that the units have been split up into two areas within the site to ensure that no clusters are of more than 10 dwellings.

With regards to the type of affordable units, the applicant has confirmed that these have been proposed following discussions with registered providers who have made offers to take on the units subject to planning permission being granted.

Officers consider that a sufficient variety of affordable housing provision is proposed that accords with the requirements of the Councils Affordable Housing SPD both in terms of tenure and type of housing.

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

The development 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 CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation

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

Policy N12: Development and the Protection of Trees.
Policy N13: Felling and Pruning of Trees.
Policy N17: Landscape Character - General Considerations.
Policy C4: Open Space in New Housing Areas

Other Material Considerations include:

[National Planning Policy Framework \(2023\)](#)

[Planning Practice Guidance \(2019 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

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

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

Relevant Planning History

19/00515/OUT - Outline planning permission for the demolition of all existing buildings and the erection of circa 55 dwellings with associated infrastructure, landscaping and open space. Detailed approval is sought for the means of access only with the details of appearance, landscaping, layout and scale to be reserved for subsequent approval – Refused but allowed at appeal.

21/00967/DEM - Application for prior notification of proposed demolition of The Seabridge Centre – Permitted

Views of Consultees

The **County Council School Organisation Team** note that a Section 106 Agreement was signed when the outline application was granted, and the education contribution amount and terms should be calculated in line with this.

The **Lead Local Flood Authority** raise no objections to the reserved matters application having reviewed the Flood Risk and Drainage Assessment, however Condition 14 of the appeal notice remains to be discharged and officers go on to detail the level of information that will need to be provided in order to satisfy the requirements of that condition.

The **County Highway Authority** has no objections subject to conditions regarding pedestrian visibility splays, visibility splays, detailed highway design information, full details of pedestrian/cycle link, maintenance and closure of existing vehicular access, refuse strategy, Construction Environmental Management Plan, surfacing materials and surface water drainage, revised parking details and cycle storage.

The **Staffordshire Police Designing out Crime Officer** advises that the broad layout principles appear generally acceptable but advises further gains could be made in respect of the type and position of vertical board fencing; incorporation of planted boundary treatments; appropriate street lighting and aim to adhere to the Secured by Design Home 2023 guidance.

The **County Council Mineral and Waste Planning Authority** has no comments to make on the application.

The **Environmental Health Department** raise no objections in relation to the submitted Environmental Noise Report and Construction Environmental Management Plan but requests have been made for conditions relating to Air Quality, Land Contamination, Dust Management and Asbestos.

The **Housing Strategy Officer** notes that the siting of the affordable housing appears to be on the periphery of the scheme and is not pepper potted throughout the site but also that the type of housing provided may not be suitable to registered providers.

Landscape Development Section object to the removal of category B trees and request thought is given to a revised layout to allow their retention. Requests are also made in relation to the provision of POS, play facilities and financial contributions on site.

No comments have been received from the **Council's Waste Services Department** or **Severn Trent Water** by the given deadline and as such it is assumed that they have no comments to make.

Representations

Four representations have been received from three addresses raising the following concerns;

- Loss of privacy
- Overlooking
- Maintenance of boundary hedgerow
- Loss of light
- Poor positioning of sub-station
- Overbearing impact
- Increased traffic impacts on security
- Devaluation of house prices

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:

[23/00659/REM | Residential Development of 53 dwellings \(Amended plans received 06.12.2023\) | Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 2HY \(newcastle-staffs.gov.uk\)](#)

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

10th April March 2024

This page is intentionally left blank

23/00659/REM
Seabridge Community Education Centre
Roe Lane
Newcastle Under Lyme



This map is reproduced from the 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 page is intentionally left blank

Classification: NULBC UNCLASSIFIED

7 VICTORIA STREET, NEWCASTLE UNDER LYME
MR ANTHONY PODMORE

23/00784/FUL

The application seeks full planning permission for the demolition of no. 7 Victoria Street and its replacement with an apartment block comprising 12 residential units.

The application site falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

The application was deferred at the previous meeting of the Planning Committee to allow time for the applicant to address concerns relating to external materials and parking provision.

The statutory 13 week determination period for this application expired on the 23rd February and an extension of time has been agreed to the 26th April 2024.

RECOMMENDATIONS

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Landscaping details**
- 5. Waste collection and storage arrangements**
- 6. Vehicular access to be completed in accordance with submitted details**
- 7. Car parking area is to be suitable surfaced and sustainably drained**
- 8. Provision of cycle storage areas**
- 9. Construction Environmental Method Plan**
- 10. Electric vehicle charging provision**
- 11. Construction and demolition hours**
- 12. Land contamination investigations and mitigation measures**
- 13. Design measures set out in the noise assessment to be completed prior to first occupation to ensure internal noise levels are met**
- 14. Unexpected land contamination**
- 15. Drainage plans for the disposal of foul and surface water flows**

Reason for recommendations

The redevelopment of this vacant site within a sustainable urban location, accords with local and national planning policy. The scheme represents a good quality design that would enhance the appearance of the area and it has been demonstrated that the proposed development would not cause highway safety concerns or impact residential amenity. Subject to conditions, the development represents a sustainable form of development and should be supported.

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

The LPA has requested further information throughout the application process and the applicant has subsequently provided amended and additional information. The application is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

The application seeks full planning permission for the demolition of no. 7 Victoria Street and its replacement with an apartment block comprising 12 residential units.

The application site falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

The proposed application raises the following key issues:

1. The acceptability of the principle of the development of this site for residential purposes,
2. The design of the development and its impact on the surrounding area,
3. The impact of the development on highway safety,
4. Acceptable standards of residential amenity,
5. Planning obligations and financial viability, and
6. Conclusions.

The acceptability of the principle of the development of this site for residential purposes

Local and national planning policy seeks to provide new housing development within existing urban development boundaries on previously developed land. The site is located close to the town centre of Newcastle.

Policy ASP5 of the Core Spatial Strategy (CSS) – the most up-to-date and relevant part of the development plan - sets a requirement for at least 4,800 net additional dwellings in the urban area of Newcastle-under-Lyme by 2026 and a target of at least 3,200 dwellings within Newcastle Urban Central (within which the site lies).

Policy SP1 of the CSS states 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. The Core Strategy goes on to state that sustainable transformation can only be achieved if a brownfield site offers the best overall sustainable solution and its development will work to promote key spatial considerations. Priority will be given to developing sites which are well located in relation to existing neighbourhoods, employment, services and infrastructure and also taking into account how the site connects to and impacts positively on the growth of the locality.

The NPPF 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 11 of the 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.

Footnote 8 of paragraph 11 states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable).

The Council is currently unable to demonstrate that it has the required supply of housing. Therefore in the absence of a deliverable supply of housing the tilted balance as outlined in Paragraph 11(d) of the Framework is engaged.

The planning history of the site shows that a previous permission was granted in 2007 for the residential development of the site with 8 dwellings. The site is located in the urban area of the Borough in close proximity to the town centre of Newcastle and is therefore considered to represent a sustainable location for housing development by virtue of its close proximity to services, amenities and employment opportunities.

The proposal is comprised of 7 one bed apartments and 5 two bed open market apartments and would make a contribution to the Council's housing supply. Whether there are any adverse impacts that would significantly and demonstrably outweigh the benefits will be considered later in this report.

The design of the residential development and its impact on the surrounding area

Paragraph 131 of the National Planning Policy 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. Furthermore, paragraph 135 of the framework lists 6 criteria, 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.

Section 7 of the adopted Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) provides residential design guidance. In particular, Policy R3 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 existing site characteristics, such as mature trees, existing buildings or long views and incorporating them into the proposal. In addition, Policy R14 states that developments must provide an appropriate balance of variety and consistency.

Policy CSP1 of the Core Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

The surrounding area is comprised of a variety of different property styles, which include traditional two storey terraced dwellings, a nearby public house and restaurant of attractive design and a large three storey apartment building of more limited architectural quality. The vast majority of buildings do however follow a more traditional appearance and are constructed of red brick and render. The adjacent public house has a flat roof design, although acknowledgment is given to the fact that most nearby properties feature dual pitched roof arrangements.

The proposed development has been presented to a Design Review Panel (DRP) at an early stage in the process, as encouraged by the NPPF, and the advice of the design panel has influenced the final design of the scheme as demonstrated in the submitted Design and Access Statement.

Concerns were raised by members of the planning committee meeting on 26th March regarding the use of zinc cladding on the north eastern front elevation as this was considered to contrast with the more traditional styles of properties found nearby. Amended plans have now been received which have removed the zinc cladding and replaced this with red brick which is considered to be a more suitable substitute given the surrounding built context.

The south-western section of the building would feature a flat roof arrangement and would be entirely constructed of red brick. The plans originally submitted with the application included a parking area to the front of the building facing onto Victoria Street, however this would have caused the building to contrast with the established building line set by other nearby properties and would have created a car dominated frontage to the scheme. Following amendments to the proposal, the parking area is now proposed to the rear of the site and the apartment building would follow the same building line as nearby properties to the north east.

The height of the building at its north eastern point is similar to that of no.9 Victoria Street at 8.7m tall, however the roof would then continue at this same height towards the south west. This roof arrangement is considered acceptable due to the sloping topography of the site, which would allow the building to appear as prominent but not dominating feature within the street scene, particularly when viewed from the A34 which is an important gateway area to the town centre.

Additional concerns were raised by officers regarding the design of the flat roofed section of the proposed apartment block due to the limited fenestration and lack of detailing. The original proposal contained large areas of bare brickwork and a centrally positioned rain water gutter which detracted from the quality of the building. In addition to this the windows were considered to be too small to provide

an attractive fenestration which was considered important for this part of the proposal given the prominence it would have within the street scene.

Amended plans were also submitted earlier in the determination period which resulted in a number of design alterations. The changes include an increased level of fenestration and the removal of the unsightly rainwater goods. A section of projecting detailed brickwork and a new aluminium coping has also been proposed as well as a section of vertical stack brickwork below the ridge of the building. These alterations are welcomed from a design perspective and will add a strong level of detailing and variety to the proposal which will ensure that the scheme demonstrates a high quality design as required by both national and local policies.

Subject to appropriate planting, the communal garden positioned to close to the highway of the A34 would act as a small visual buffer between the development and the highway and will help the proposal to maintain the building line set by the nearby properties of 'The Cherry Tree' and Lyme Court.

To conclude, subject to a condition regarding the control of external facing materials, the proposal is considered to comprise good quality residential development which will integrate well with surrounding land uses. It is therefore considered that the design of the proposed development is acceptable and subject to conditions, it will comply with design principles and policies of the Council's Urban Design Guidance, Policy CSP1 of the CSS and the guidance and requirements of the NPPF.

The impact of the development on highway safety

The NPPF, at paragraph 115, states 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.

Saved Policy T16 of the Newcastle-under-Lyme Local Plan (NLP) states that development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on-street parking or traffic problem, and furthermore that development may be permitted where local on-street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets. Such a policy is, however, of limited weight as it is not in fully consistent with the Framework given it reference to maximum parking levels.

Policy T16 of the Local Plan states that the maximum parking standards for residential developments is 1 space per one bedroom dwelling (plus one space per three dwellings for visitors) and two spaces for a two or three bedroom dwelling. Therefore the maximum level of policy compliant parking would be 19 off street car parking spaces.

One objection has been received from a local resident regarding additional traffic and the impact that this would have on the surrounding highways.

Concerns were raised by members of the planning committee meeting on 26th March regarding the level of parking provision within the site, due to concerns that the proposal could lead to an increase in on street parking.

The submitted Transport Statement notes that the trip generation of the proposed development is anticipated to be 2 x two way trips in the Weekday AM and four two-way trips in the PM peak hours and goes onto conclude that this level of traffic is not considered to be significant. The Statement also notes that survey data from the 2021 census shows that car ownership for this area is 38 or 39% and on that basis 19 x 0.39 spaces would be required, which equates to 7 cars being owned by future occupants of the building. A total of 6 parking spaces are currently proposed.

Concerns were initially raised by the Highway Authority on the grounds that the parking spaces provided did not meet the minimum space sizes. In addition, the information provided regarding car ownership for the area was taken from the census data for 2021, and it was recommended that a similar analysis be carried out for the 2011 census due to Covid impacts in the 2021 data. Clarity was also sought on the exact number of cycle spaces.

Amended details have been submitted in support of the application which clearly sets out the number of cycle spaces within the site (24 spaces), and the plans have also resulted in the car parking spaces being enlarged to meet the minimum space standards. With regards to the census data the agent of the application has noted that as more people now work from home as a result of the Covid Pandemic, a comparison of 2011 census data against that of the 2021 data would not be beneficial. The Highways Authority have acknowledged the response regarding the census data and have raised no further comments on this point. The HA have now confirmed that they now raise no objections to the proposal subject to a number of conditions.

It must be recognised that there is on street parking available on Victoria Street and the previous application for 8 dwellings granted in 2007 offered no off street parking provision. Although new development should avoid on street parking where possible, in this case the Highways Authority have acknowledged that the census data can be used as a framework for an assessment of parking provision. On this basis there is only a lack of 1 offsite parking space, however this does still weigh against the benefits of the development.

There are a number of bus stops within easy walking distance of the site, including bus stops along the A34, the nearest of which is only 34m from the application site. The site is also within walking distance of Newcastle's bus station which is located approximately 400m to the North West which equates to around an 8 minute walk. The site is therefore considered to be in a highly sustainable location.

The plans submitted with the application show that a designated bin storage area would be included within the scheme. The exact details of this bin store area in respect of its boundary treatments still need to be submitted in support of the proposal, but this can be addressed through an appropriately worded condition.

The applicant has noted the concerns raised by the committee members and has provided a covering letter from a Highway Consultant in support of the proposal. The letter notes that on street car parking demands for nearby highways are influenced by staff and visitor parking of the nearby hospital and that this demand will soon be met through the construction of a new 1,700 space multi-storey car park. The letter concludes that the findings of the Transport Assessment meets the requirements of the NPPF and a refusal on parking requirements would be contrary to national policy.

Despite the shortfall in parking spaces below the maximum standards outlined within the development plan, the application site is situated in a highly sustainable location within close proximity to the Bus Station that provides services throughout and beyond the borough. There is also on street parking available on the nearby highways. Therefore in the absence of any objections from the Highway Authority and given the highly sustainable location of the site, subject to conditions, the proposal is considered to comply with the relevant policies of the development plan as well as the aims and objectives of the NPPF.

Acceptable standards of residential amenity

Paragraph 135 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It further sets out at paragraph 191 that decisions should also ensure that new development reduces potential adverse impacts resulting from noise and avoid noise giving rise to significant adverse impacts on health and quality of life.

The Council's Supplementary Planning Guidance (SPG) - Space Around Dwellings provides more detailed guidance on privacy and daylight standards including separation distances between proposed dwellings and new development in relation to existing dwellings.

The proposed development demonstrates acceptable separation distances and relationships between the proposed apartments and nearby surrounding properties.

All flats would have a good level of outlook towards either Victoria Street to the south east or the A34 to the south west. While the views towards the car park to the rear are not overly attractive, given the

urban nature of the site, the overall quality of outlook is considered appropriate. All flats would also receive an acceptable level of daylight.

A communal garden measuring 82m² is proposed which would face onto the A34 to the south of the new apartment building. Although this communal garden could be used by residents of the development, given its proximity to the nearby highway it would not be overly desirable. Notwithstanding the above there are a number of parks and green spaces in close proximity to the site which future occupiers could access; the limited onsite provision in this case is therefore considered to be acceptable.

A detailed Noise Impact Assessment has been submitted in support of the application which recommends that a number of noise mitigation methods are included within the scheme.

Subject to noise mitigation and the conditions suggested by the Council's Environmental Health Division which relate to land contamination, construction management and air quality, the development is considered to be in accordance with the NPPF with regard to residential amenity.

Planning obligations and financial viability

Section 122 of the Community Infrastructure Levy Regulations states that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

The Landscape Development Section have requested a financial contribution of £5,579 per dwelling which will be used for improvements to public open space and public realm. However, your officers do not consider that this level of financial contribution is reasonable for the nature of the development. The scheme includes seven, 1 bedroom units and therefore these units would not be considered to provide family accommodation. Therefore the inclusion of the £512 within the requested sum that would go towards play spaces for children and young people is not considered to be reasonable or necessary. Therefore a total of £4,522 should be deducted from the total sum requested by the LDS which would take the overall contribution to £62,426.

The Education Authority note that there are projected to be a sufficient number of school places at both primary and secondary phases of education to mitigate the impact of this development and therefore no financial contribution is required.

The proposal does not meet the threshold for a contribution towards affordable housing.

The NPPF indicates that where up-to-date policies have set out the contributions expected from the development, planning applications that comply with them should be assumed to be viable, and it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

The applicant has submitted financial information to substantiate their claim that the Council's Section 106 requirements would render a policy compliant scheme unviable. This information has been sent to an independent valuer who was instructed by the Council to consider the position put forward by the applicant. Their report concludes that the scheme would be unviable if any S106 contribution was secured. On this basis, any requirement for a S106 contribution must be set aside.

Conclusions

The proposal would provide various social and economic benefits, most notably the provision of 12 new residential units in a sustainable location within the urban area, which will increase the housing mix and make a contribution to boosting housing supply in the Borough. It has also been demonstrated that the design and appearance of the scheme would be of an appropriate quality and would not harm the visual amenity of the 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 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 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
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation
Policy CSP10: Planning Obligations

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy H1: Residential development: Sustainable location and protection of the countryside
Policy IM1: Provision of essential supporting infrastructure and community facilities
Policy T16: Development - General Parking Requirements

Other material considerations include:

National Planning Policy Framework (December 2023)

Planning Practice Guidance (2019 as updated)

Community Infrastructure Levy Regulations (2010) as amended and related statutory guidance

Supplementary Planning Guidance/Documents

Developer contributions SPD (September 2007)

Open Space and Green Infrastructure Strategy (April 2022)

Space Around Dwellings SPG (SAD) (July 2004)

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

Waste Management and Recycling Planning Practice Guidance Note approved in 2003 and last updated in February 2016

Relevant Planning History

04/00960/FUL - Demolition of existing house and erection of seven 2 storey houses – refused

06/00749/FUL - Demolition of existing buildings and construction of 8 two storey houses – permitted

07/01145/FUL - Demolition of existing building and construction of eight two storey, two bedroom houses (amended scheme) – permitted

Views of Consultees

The **Education Authority** state that there are projected to be a sufficient number of school places at both primary and secondary phases of education to mitigate the impact of this development.

The **Highway Authority** raises no objections to the proposal subject to conditions relating to the provision of the proposed access, surfacing materials, drainage, cycle storage provision and the submission of a Construction Environmental Management Plan.

The Council's **Environmental Health Division** has no objections subject to conditions relating to land contamination, construction management, noise levels and hours of construction.

The **Crime Prevention Design Advisor** has provided guidance on a number of security matters.

The **Landscape Development Section** raise no objection to this proposal subject to a financial contribution for an offsite open space of £4,427 per dwelling, in addition to £1,152 per dwelling for 60% of maintenance costs for 10 years, making a total contribution of £66,948.

Severn Trent Water raise no objections subject to the submission of drainage plans for the disposal of foul and surface water flows.

The Council's **Housing Strategy Section** have no comments on the proposal.

No comments have been received from **United Utilities**.

Representations

Three (3) letters of representation have been received from nearby residents. One requests that swift boxes are incorporated into the proposal, while the other two letters raise the following concerns:

- The proposal will result in an increase in traffic and congestion
- Local residents were not given the opportunity to discuss the proposed plans with the developer prior to the application being submitted
- Further clarity is needed on the submitted details with regards to the distance of the proposal from the adjacent neighbouring property.

Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link.

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00784/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

11th April 2024

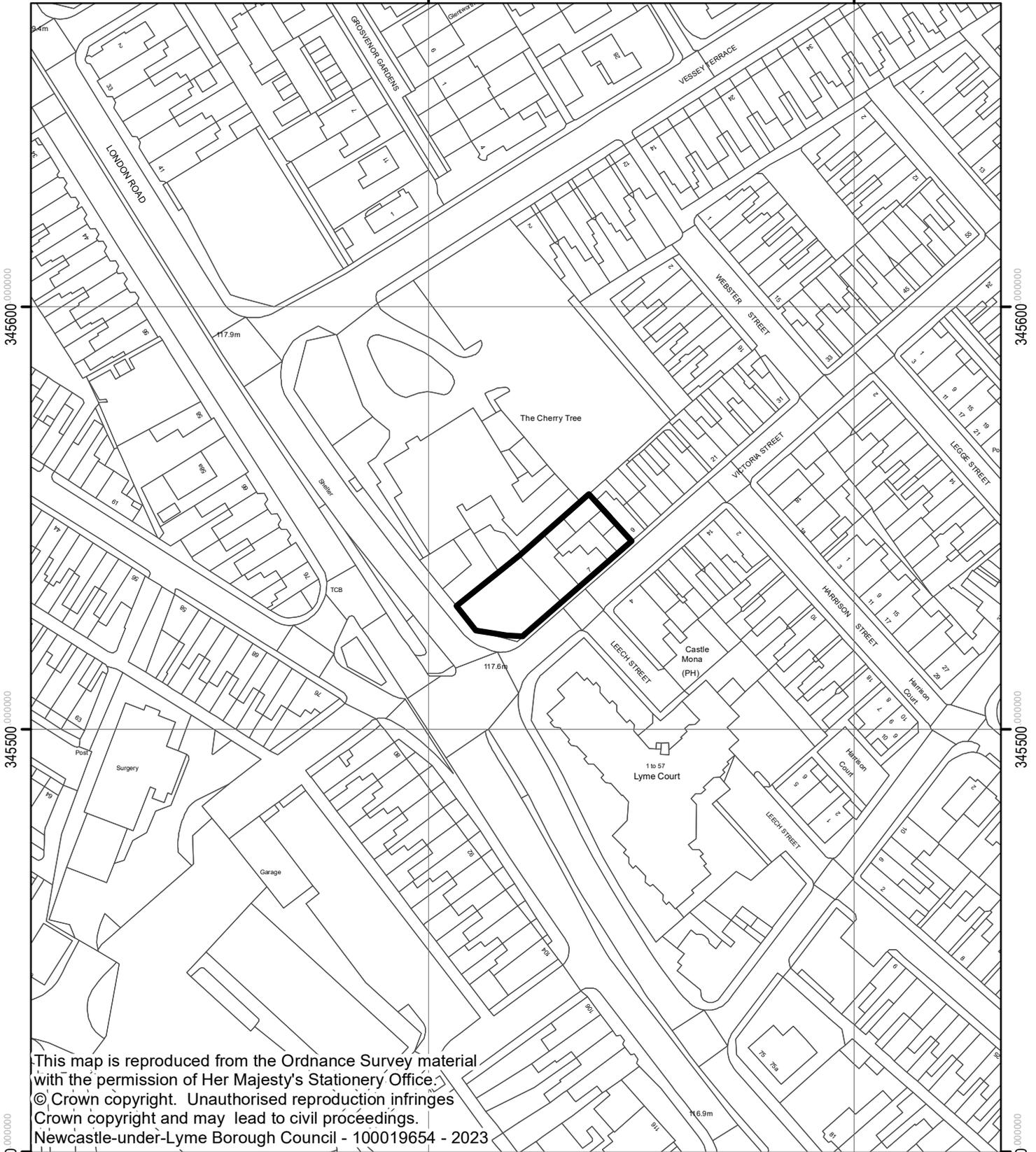
This page is intentionally left blank

23/00784/FUL
7 Victoria Street
Newcastle Under Lyme
Staffordshire
ST5 1NU



385200 000000

385300 000000



This map is reproduced from the 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

Newcastle Borough Council



1:1,250

Page 33

This page is intentionally left blank

Classification: NULBC UNCLASSIFIED

ALDI, LIVERPOOL ROAD, KIDSGROVE
ALDI STORES LTD

24/00071/FUL

Full planning permission is sought to vary conditions 8, 9 and 10 of planning permission 05/00127/FUL relating to opening hours and deliveries at the store.

The application site is located within the urban area of Kidsgrove, as indicated on the Local Development Framework Proposals Map.

The 13 week period for determination of the planning application expires on 6th May 2024.

RECOMMENDATION

PERMIT the variation of conditions 8, 9 and 10 of planning permission 05/00127/FUL as follows:

8. There shall be no opening of the store to the public other than between the hours of 8.00 am and 10.00 pm Monday to Saturday and 10.00 am hours to 4.00 pm hours on Sundays.

9. On Sundays, deliveries to the site are only permitted between 7.00 am and 11.00 pm.

10. On Sundays, refrigeration vehicles shall not be parked on the site with cooling equipment in operation outside the hours of 07.00 am and 11.00 pm, unless the cooling equipment is connected to a functioning mains electric hook up.

and subject to the imposition of all other conditions attached to the permission that remain relevant at this time.

Reason for Recommendations

Subject to the additional information and acoustic reports addressing Environmental Health comments, it is considered that the proposed variation of conditions relating to opening hours and deliveries at the store will not result in a significant adverse impact on adjoining residential amenity.

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

Additional information has been submitted, and the proposal is now considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

This proposal seeks full planning permission to vary conditions 8, 9 and 10 of planning permission ref: 05/00127/FUL relating to opening hours and deliveries at the existing Aldi store.

The existing and proposed wording of the conditions is as follows:

Condition 8:

Existing - There shall be no opening of the store to the public hereby permitted other than between the hours of 8am to 8pm Monday to Saturday, and 10am to 4pm on Sundays.

Proposed - There shall be no opening of the store to the public other than between the hours of 8.00 am and 10.00 pm Monday to Saturday and 10.00 am hours to 4.00 pm hours on Sundays.

Condition 9:

Existing - Delivery and collection vehicles shall not access the site before 7am or after 9pm Monday to Saturday and before 9am or after 6pm on Sundays. Delivery and collection vehicles shall not leave the site any later than 9pm Monday to Saturday or 6pm Sundays.

Proposed - On Sundays, deliveries to the site are only permitted between 7.00 am and 11.00 pm.

Condition 10:

Existing - Refrigeration vehicles shall not be parked on the site with cooling equipment in operation between the hours of 9pm and 7am Monday to Sunday inclusive unless the cooling equipment is connected to functioning mains electric hook up.

Proposed - On Sundays, refrigeration vehicles shall not be parked on the site with cooling equipment in operation outside the hours of 07.00 am and 11.00 pm, unless the cooling equipment is connected to a functioning mains electric hook up.

The application seeks to vary condition 8 on the original planning permission to enable the store to open longer on weekdays and Saturdays. A section 73 application was granted under 12/00245/FUL to vary condition 8 to extend the weekday and Saturday opening hours from 8pm to 10pm; thus the requested variation to condition 8 has already been agreed.

In the case of conditions 9 and 10, there are currently restrictions on the hours on weekdays and Saturdays, as well as Sundays. The proposal seeks to remove any restrictions on hours of deliveries/collection and refrigeration vehicles on weekdays and Saturdays and to extend the hours on Sundays in both conditions.

The established supermarket and associated parking and small service yard/deliveries point to the rear, is located off the main A50 Liverpool Road through Kidsgrove, with residential properties located to north and south and a wooded area to east. Planning permission has been granted for further residential development to the east of the supermarket (ref: 22/00964/FUL). An acoustic report has been submitted with the application with regard to the proposal and existing housing to the north and south; and additional information has now been submitted for consideration regarding the potential impacts on the new development to the east of the site.

The main issues to consider are the impact of the proposal on residential amenity and highway safety.

Impact on adjoining residential amenity

Paragraph 135 (f) of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Furthermore, paragraph 191 of the NPPF outlines that there must be consideration of the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. At part (a), it states that proposals should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

The application has been accompanied by acoustic reports which assess the impact of the amended hours on the occupiers of the housing to the north and south of the site, and following a request from Environmental Health, additional information has been submitted in relation to the potential impact on the future occupiers of the new development to the east.

The applicant sets out that the following measures are undertaken to minimise any audible impacts of delivery activity that is generated outside of store trading hours –

- Delivery drivers will switch off refrigeration units and the vehicle's engine, during the loading and unloading process.
- Delivery drivers will disable reversing warning signals.
- Loading and unloading will only be carried out within the designated delivery bay.

The delivery bay utilises a delivery ramp, sheltered canopy and dock leveller to reduce external noise during deliveries. This process effectively enables loading and unloading to only take place internally within the building, therefore significantly reducing the extent that noise could be heard at any nearby receptors.

The store receives on average 3 to 4 deliveries per 24-hour period, as well as daily deliveries of milk, bread, and fresh produce by local suppliers, usually using a medium sized goods vehicle.

The Noise Impact Assessment states that when taking the site's context into consideration where delivery noise is below representative background levels from Monday to Saturday daytime and nighttime, and Sunday daytime, it has been demonstrated that any noise generated would have little or no impact on the nearest noise sensitive receptor.

Subject to the Environmental Health team raising no objections to the proposed variation of conditions, and in light of the additional information, the proposal is considered acceptable and would not result in harm to residential amenity of existing and future occupants of adjoining properties, in terms of undue noise and disturbance resulting in harm to health and quality of life. Furthermore, measures can be taken to minimise noise and disturbance from the delivery vehicles, such as turning off vehicle engines and reversing alarms. These noise management techniques would be added to the reworded conditions.

Therefore, it is considered that the proposal would conform to the relevant criteria in the National Planning Policy Framework.

Highway Safety

The proposed revisions to the hours of opening, deliveries and refrigeration vehicles to the existing Aldi store would not result in an adverse impact on highway safety and the Highway Authority has raised no objections to the application for the variation of conditions. Accordingly, the proposal is considered acceptable in highway terms.

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 approved Development Plan relevant to this decision:-

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

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

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

N/A

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2023\)](#)

[Planning Practice Guidance \(NPPG\) \(2019\)](#)

[Supplementary Planning Documents \(SPDs\)](#)

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

Relevant Planning History

05/00127/FUL Demolition of existing industrial building and construction of a food retail store and associated car park – Permitted

12/00245/FUL Variation of condition 8 of planning consent 05/00127/FUL to permit opening until 10.00 pm on Mondays to Saturdays – Permitted

12/00414/FUL Variation of condition 1 of permission 12/00245/FUL to allow trading on Sundays between the hours of 10:00 to 18:00 during the London Olympic Games - Permitted

19/00075/FUL Installation of new refrigeration plant - Permitted

Views of Consultees

The Highway Authority has no comments to make on the proposal.

The Environmental Health Division has requested that the acoustic survey is updated to take account of new development which has not yet commenced to the east of the application site. This development is closer to the unloading bay, so the applicant needs to demonstrate there would be no adverse impact, particularly at night.

Furthermore, noise management techniques referred to by the applicant, such as turning off refrigeration plant and reversing alarms and turning off vehicle engines when stationary should be conditioned.

No comments have been received from **Kidsgrove Town Council** and given that the period of comment has ended, it must be assumed that they have no comments to make.

Representations

None received.

Background Papers

Planning files referred to

Planning Documents referred to

Date report prepared

11 April 2024

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd April 2024

Agenda Item 6

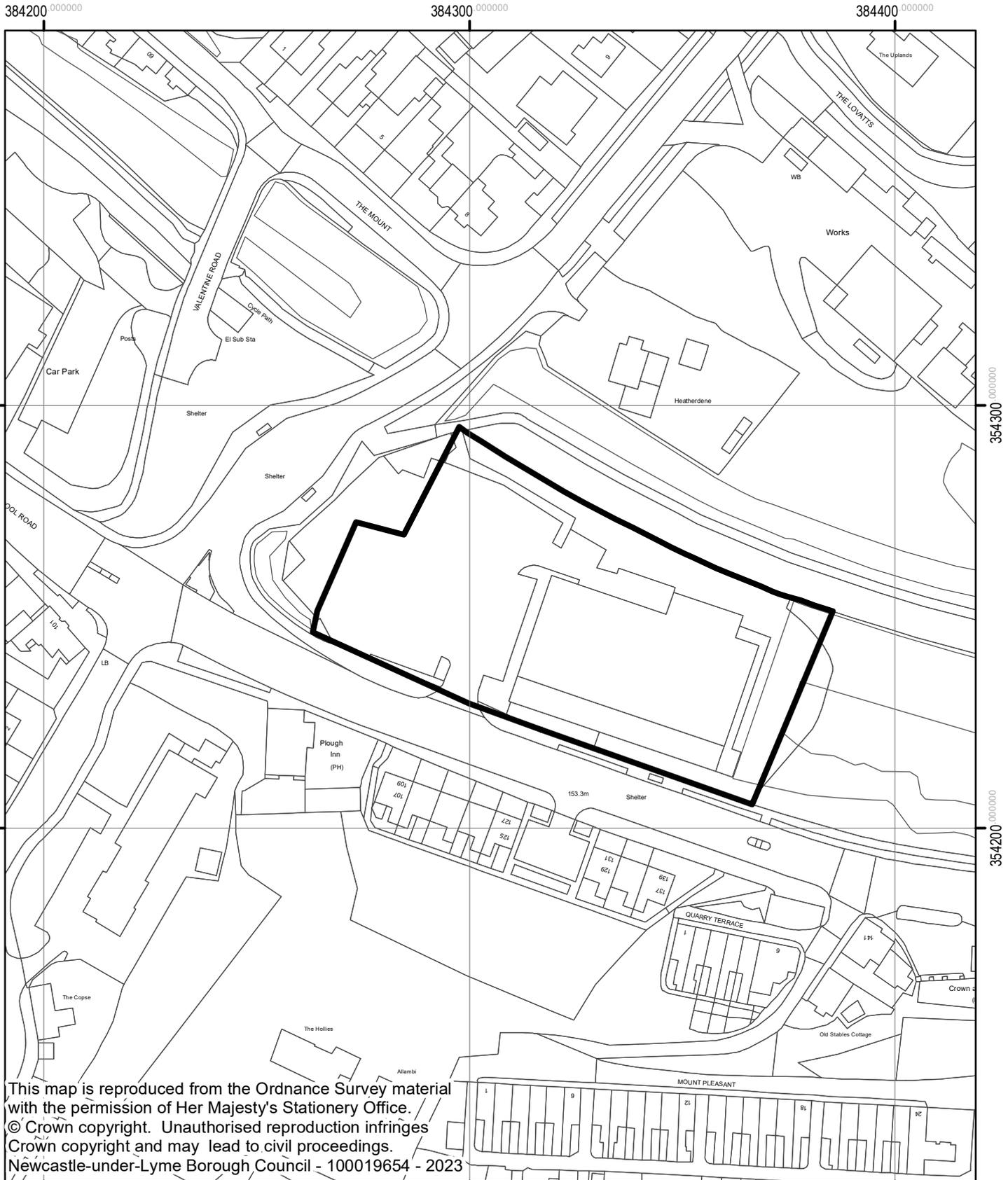
Application Ref. 24/00071/FUL

Aldi, Liverpool Road, Kidsgrove

Following submission of additional information relating to the impact of the proposed variation of conditions on future occupiers of the new residential development to the east of the application site, the **Environmental Health Division** has raised no objection.

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

This page is intentionally left blank



This page is intentionally left blank

**PEACOCK HAY RESERVE AREA, PEACOCK HAY ROAD, TALKE
HARWORTH ESTATES INVESTMENTS LTD C/O WSP**

24/00092/FUL

The development comprises earthworks, pond creation and soft landscaping to form a new Great Crested Newt (GCN) Habitat which forms part of mitigation associated with the Chatterley Valley Employment Site on Peacock Hay Road.

The site is located within the rural area of the Borough and falls within an area of Landscape Restoration as defined on the Local Development Framework Proposals Map of the Local Plan. The site also falls within the Green Belt and is within a high risk coal mining area.

The 13 week period for the determination of this application expires on the 10th May 2024.

RECOMMENDATIONS

Subject to the Coal Authority raising no comments which can't be dealt with through the use of a planning condition(s), Permit, subject to conditions relating to the following matters:-

- 1. Time limit**
- 2. Approved plans**
- 3. All works to be carried out in accordance with the submitted Aboricultural Statement**
- 4. Biodiversity Net Gain Plan and Monitoring Plan**
- 5. Works to be completed in accordance with recommendations of the Coal Mining Risk Assessment**

Reason for Recommendation

The proposed development raises no issues with regards to visual impact and will bring with it a number of ecological enhancement benefits which will mitigate the displacement of Great Crested Newts from the Chatterley Valley Employment Site. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

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

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

Key Issues

The development comprises earthworks, pond creation and soft landscaping to form a new Great Crested Newt (GCN) Habitat which forms part of mitigation associated with the Chatterley Valley Employment Site on Peacock Hay Road. The site is located within the rural area of the Borough and falls within an area of Landscape Restoration as defined on the Local Development Framework Proposals Map of the Local Plan. The site also falls within the Green Belt.

There are not considered to be any highway related or amenity issues relevant to the proposal, and the key issues for consideration are therefore:-

- Principle of Development,
- Is the proposal and appropriate form of development in the Green Belt?
- Landscape Matters,
- Coal Mining Legacy
- Biodiversity Net Gain and
- Reducing Inequalities.

Principle of Development

This proposal is linked to the Chatterley Valley development site which was granted planning permission in 2019 (Reference 21/00595/FUL) for a large scale industrial development and new highway improvements along Peacock Hay Road. During the assessment of the site a large population of Great Crested Newts (GCN) were identified. To mitigate the impacts of the development, it is intended that the Great Crested Newts will be trapped and translocated from the development site to this new habitat to create a permanent solution under the Natural Environment and Rural Communities Act agreement.

The land is currently used for grazing and is poor quality agricultural land (Grade 4), and the proposal would offer biodiversity improvements which will help to restore the character and improve the quality of the landscape in accordance with Policy N21.

Given the above, there are no objections in principle to the proposal, subject to all other relevant matters being considered.

Is the proposal an appropriate form of development in the Green Belt?

Paragraph 142 of the NPPF details that “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

Paragraphs 152 and 153 identify that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 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.”

The proposed development comprises temporary engineering works in order to create a new ecological habitat. The proposal preserves the openness of the area and would not result in the creation of any new buildings. As such it is considered to be an appropriate form of development within the Green Belt that meets the requirements of saved policy S3 and the NPPF.

Landscape and visual impact

Policy CSP4 of the Core Strategy states that “the quality and quantity of the plan area’s natural assets will be protected, maintained and enhanced through the following measures ... ensuring that the location, scale and nature of all development planned and delivered through this Core Spatial Strategy avoids and mitigates adverse impacts, and wherever possible enhances, the plan area’s distinctive natural assets, landscape character”.

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.

The site would comprise of 9 large ponds, 4 small shallow ponds known as scrapes and a number of log piles with scrub planting which are needed to allow the site to operate fully as a GCN nature reserve. The proposal would not result in the removal of any trees from the site, however some minor pruning of hedgerows adjacent to the existing field access may be required to facilitate the construction access point.

In visual terms the site would appear as a natural habitat and would not contain any features which would appear unusual or incongruous in this rural setting. The site also benefits from a good amount of existing screening in the form of trees and hedges.

Although no trees are to be moved it is considered appropriate to apply a condition to any permission requiring that all works are completed in accordance with the details provided in the aboricultural

assessment which requires tree protection measures to be put in place. Subject to this condition the visual impacts of the proposal are considered to be acceptable.

Coal Mining Legacy

Paragraph 189 of the NPPF states that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

The application site falls within a high risk coal mining area, and a Coal Mining Risk Assessment and a Phase 1 Desk Study Report have been submitted in support of the proposal.

The Coal Mining Risk Assessment notes that a total of 10 coal working related features including old shafts, air shafts, old levels and footrills/adits are located immediately adjacent to the site boundary to the west and east, whilst there is one mine shaft located within the site boundary and four mine shafts within 20 m of the site boundary. The site also contains three possible pits from the access point in the southwest running in a north eastern trajectory.

As the site won't generally be accessible to the public, the only significant safety risk is during the construction period of the development as engineering works would be required to create the new ponds. To address the above constraints, the Risk Assessment proposes a number of no entry/works zones which would create a radius of 6m from the edge of the mine shafts plotted on site. If entry into these areas is required, then intrusive investigation works would have to be undertaken to locate the mine shafts and the prevailing ground conditions so that the extent of no-entry areas could be revised.

If during development of the site it was found that significant works directly over the shafts are required then further intrusive investigation works would be required to confirm the location of the shaft and the prevailing ground conditions. These investigations would need to be completed in advance and conditions confirmed to enable the final development layout design.

The above methods can be controlled through an appropriately worded condition. No comments have yet been received by the Coal Authority however any comments will be brought to the attention of the committee through a supplementary report if received before the meeting date.

Subject to the Coal Authority raising no objections or comments which can't be dealt with through the use of a planning condition, it is considered that the coal mining risks can be safely mitigated.

Biodiversity Net Gain

Paragraphs 180 & 185 of the NPPF set out that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. If development cannot avoid significant harm to biodiversity by adequate mitigation then planning permission should be refused.

Biodiversity Net Gain (BNG) is "an approach to development that leaves biodiversity in a better state than before". When applying biodiversity net gain principles, developers are encouraged to bring forward schemes that provide an overall increase in natural habitat and ecological features. The aim of BNG is to minimise losses of biodiversity and help to restore ecological networks. Sites must demonstrate a minimum of a 10% Biodiversity Net Gain as calculated using a Biodiversity Metric and a Biodiversity Gain Plan, with habitat used for net gain to be secured for a minimum of 30 years.

An on-site baseline biodiversity value has been provided within the Extended Phase 1 Survey which has been submitted in support of the application and the applicant has then made a post-development biodiversity value calculation by using the Statutory Biodiversity Metric Tool provided by DEFRA.

The site consists of an area of heavily grazed improved grassland and contains some small areas of bare ground. The site is currently considered to be a low distinctiveness habitat and of low strategic significance and has been given a total of 5.24 biodiversity units. The proposal will result in the creation

of an extensive area of habitat provision, and new hedgerow planting which has been calculated to provide an overall gain of 6.33 habitat units representing a 120.61% increase to biodiversity gain for the site.

The results of the assessment demonstrate that the reserve area is expected to result in a significant gain in biodiversity units for both area based and linear habitats when compared with the current baseline.

In order to monitor the long-term biodiversity net gain for the site, a condition will be applied to any permission granted requiring the submission of a Biodiversity Net Gain Plan and Monitoring Plan prior to any development site occurring. Subject to the use of these conditions, it is considered that the proposal has adequately demonstrated that the site will result in an on-site biodiversity net gain.

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

The scheme has been developed embracing good design and access and it is therefore 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 CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy E2: Chatterley Valley
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy N17: Areas of Landscape Restoration
Policy S3: Development within the Green Belt

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework (July 2023)

Planning Practice Guidance (2019 as updated)

Supplementary Planning Guidance/Documents

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

Relevant Planning History

In 2019 a hybrid planning permission, 18/00736/OUT, was granted for the following:-

- A. full planning permission for earthworks associated with the creation of development plateaus, access roads and associated works; and
- B. outline planning permission for development of buildings falling within Use Classes B1b (research and development), B1c (light industry), B2 (general industrial and B8 (storage and distribution), and ancillary A3 (Restaurants and cafes) and A5 (hot food takeaways) uses. All matters of detail are reserved for subsequent approval.

Application 19/00846/OUT permitted the removal of condition B23, relating to pedestrian and cycleway enhancements, of planning permission 18/00736/OUT and variation of condition A1 relating to timescales for completion of earthworks; variation of conditions A8, B1 and B10 with regards to reference to Green Infrastructure Strategy; variation of condition B3 regarding requirements for the reserved matters application/s; and variation of reason for condition B25 relating to permitted use classes on the plots.

A further application, 21/00595/FUL, was permitted for the removal and variation of a number of conditions of 19/00846/OUT.

Application 21/00570/FUL, for full planning permission for the formation of development platforms, provision of access road and accompanying infrastructure and ecological enhancements has also been permitted.

Application 21/00595/NMA for a non-material amendment relating to the Electric Vehicle Charging Infrastructure as required by condition B18 of planning permission 21/00595/FUL has been permitted

Application 23/00220/REM Reserved Matters Application for appearance, landscaping, layout, scale and access of Site D1 for a building in Use Classes B1(b), B1(c), B2 and/or B8 pursuant to outline element of hybrid planning application ref: 21/00595/FUL has been permitted.

23/00678/REM - Reserved matters application for details of the new roundabout access, footways and improvement to the existing site access, detailing those issues reserved by Condition B9 of hybrid planning permission ref: 21/00595/FUL – permitted

23/00818/REM - Reserved matters application for details of the new spine road and detailed structural landscaping scheme (for the verges of the main internal spine road and footpaths), detailing those issues reserved by Conditions B10 and B11 of hybrid planning permission ref: 21/00595/FUL.

Views of Consultees

Natural England raise no objections to the proposal.

No comments have been received from **Staffordshire Wildlife Trust, Nature Space, Kidsgrove Town Council** or the **Local Area Partnership Kidsgrove**. Given that the period for comment has ended, it must be assumed that they have no comments to make.

Comments of the **Coal Authority** are awaited.

Representations

None received.

Applicant's/Agent's submission

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/24/00092/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

11th April 2024

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd April 2024

Agenda Item 7

Application Ref. 24/00092/FUL

Peacock Hay Reserve Area, Peacock Hay Road, Talke

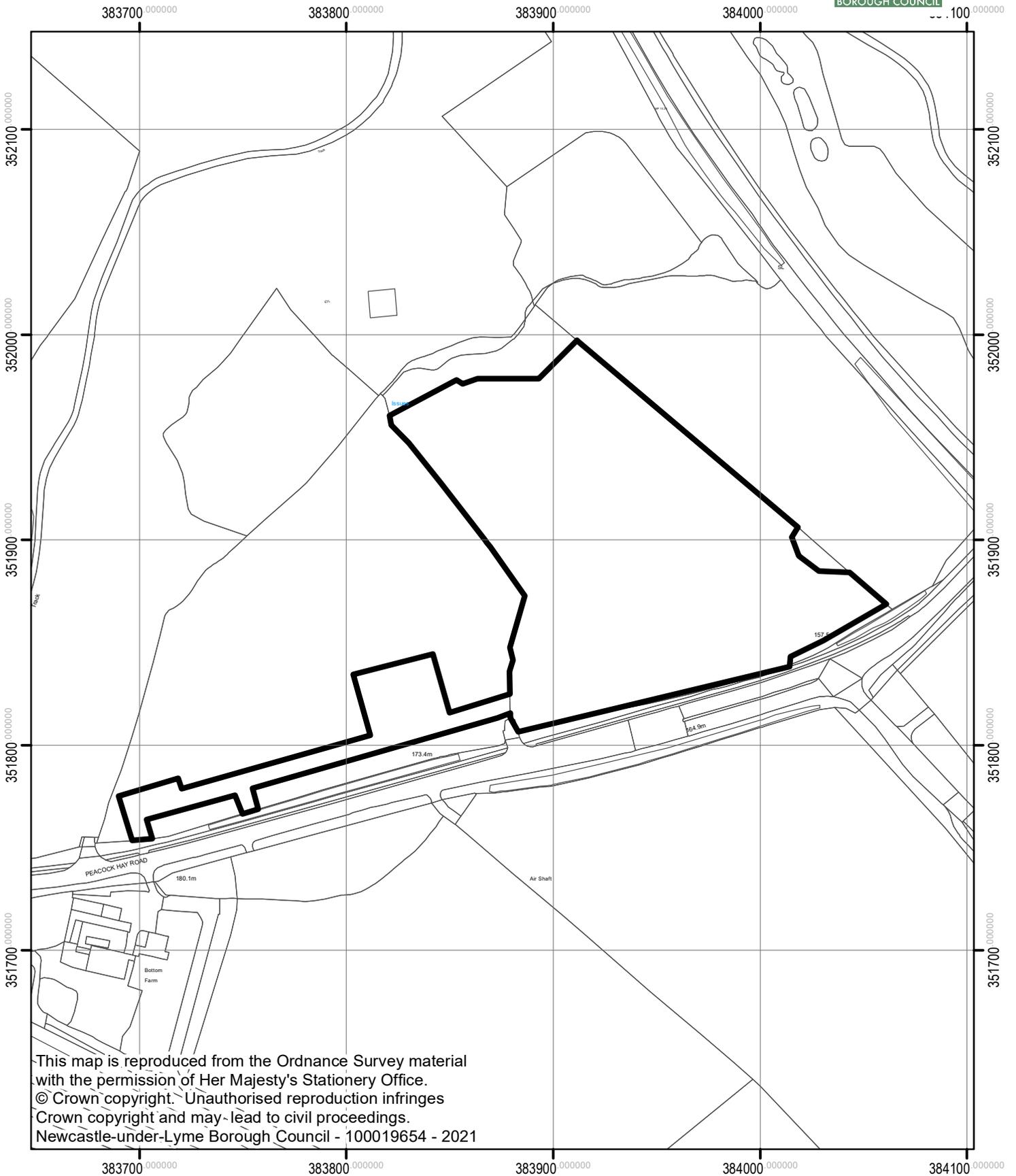
Since the publication of the agenda, the applicant has advised that they need additional time to consider and provide a response to the requested highway related conditions and therefore has requested that the application be deferred to a later meeting.

Amended Recommendation

That a decision on the application be deferred to allow further time for the consideration of the highway related matters.

This page is intentionally left blank

24/00092/FUL
Peacock Hay Reserve Area
Peacock Hay Road, Talke



This page is intentionally left blank

SHOPPING MALL, YORK PLACE, NEWCASTLE
CAPITAL & CENTRIC (ON BEHALF OF NEWCASTLE BOROUGH COUNCIL)

24/00146/DEEM3

The application is for full planning permission for the demolition and other enabling works to the existing York Place shopping centre to facilitate the conversion to a mixed use residential and retail development.

The site lies within the Newcastle Town Centre Conservation Area and the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map. The Newcastle Town Centre Supplementary Planning Document identifies the site as lying within the Town Centre Historic Core.

The 8 week period for the determination of this application expires on 7th May.

RECOMMENDATION

PERMIT subject to conditions relating to:

- 1. Time limit**
- 2. Approved plans**
- 3. Demolition Environmental Management Plan**
- 4. Details of hoardings**

Reason for Recommendation

The demolition would result in a low and temporary level of less than substantial harm to the Conservation Area and therefore, no objection is raised to the demolition.

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 so complies with the provisions of the National Planning Policy Framework.

Key Issues

The application is for full planning permission for the demolition and other enabling works to the existing York Place shopping centre to facilitate the conversion to a mixed use residential and retail development. A planning application for that scheme is yet to be submitted but is expected imminently.

The site lies within the Newcastle Town Centre Conservation Area and the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map. The Newcastle Town Centre Supplementary Planning Document identifies the site as lying within the Town Centre Historic Core.

The sole issue in the determination of the application is whether the principle of the demolition of the building is acceptable in terms of the impact on the character and appearance of the Conservation Area.

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 205 of the NPPF states 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. 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.

Paragraph 207 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 210 states that local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Saved NLP Policy B9 states that the Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas.

NLP Policy B11 states that consent to demolish a building or any part of a building in a Conservation Area will not be granted unless it can be shown that each of the following is satisfied:

- i) The building is wholly beyond repair, incapable of reasonably beneficial use, of inappropriate design, or where its removal or replacement would benefit the appearance or character of the area.
- ii) Detailed plans for redevelopment are approved where appropriate.
- iii) An enforceable agreement or contract exists to ensure the construction of the replacement building where appropriate

It goes on to state that where Conservation Area Consent is granted for the demolition of structures of historic interest, the Council will seek to ensure that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition. This policy is not considered to be fully in accordance with the provisions of the more up-to-date NPPF and therefore, it should be given limited weight.

The proposed works would see the building complex stripped back to its primary structural frame and slab, with any supporting structural work to be retained where it supports the

primary frame. The masonry of the frontage to Fogg Street West and the ground level retaining structure in the eastern extent of the site is to be retained. This will result in a partially vacant site.

A Heritage Statement that accompanies the application states that the existing complex of buildings within the site does not contribute to the character or appearance (significance) of the Newcastle Town Centre Conservation Area or the significance of the identified listed buildings, as a component of their setting. The Council's Conservation Officer agrees with this assessment.

The application is for partial but substantial demolition of the majority of the building and as set out in the NPPF, local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred. This would normally entail the consideration of an application for the redevelopment of the site to run concurrently with the demolition proposals, to ensure that no unsightly gap sites remain for a long period of time with the town.

Although the design of the building does not in itself contribute positively to the character or appearance of the Conservation Area, the demolition of the majority of the building which is on a prominent corner in the town centre, would result in a limited loss of the significance of the heritage asset. The impact is considered to be less than substantial however and therefore, as set out in paragraph 208 of the NPPF, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Although no application has yet been submitted for the redevelopment of the site, proposals are being worked up to replace the building and the current works constitute the first phase of a proposal to re-purpose and regenerate this site. It is recognised that the NPPF does allow consideration of the less than substantial harm against public benefits of realising a scheme which intends to regenerate the town with active and creative uses on this block. It is considered that the demolition would result in a low and temporary level of less than substantial harm to the Conservation Area which could be reduced by visual containment by appropriate hoardings and therefore, no objection is raised to the demolition.

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 approved development plan relevant to this decision:-

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

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods 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 B5: Control of Development Affecting the Setting of a Listed Building
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 B11: Demolition in Conservation Areas
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

Other material considerations include:

[National Planning Policy Framework](#) (December 2023)

[Planning Practice Guidance](#) (2019 as updated)

Supplementary Planning Guidance/Documents

[Newcastle Town Centre SPD](#) (2009)

[Newcastle Town Centre Conservation Area Appraisal](#) (August 2008)

Relevant Planning History

22/01079/DEEM3 Demolition of the existing shopping centre and the construction of 2 no. mixed-use three and four storey buildings with upper floor offices and ground floor retail and food and beverage units and associated external landscaping - Pending decision (resolution to Permit subject to S106)

Views of Consultees

The **Environmental Health Division** has no objections subject to a condition requiring a Demolition Environmental Management Plan.

The **Conservation Officer** notes that the heritage statement submitted with the application states that the current building makes no contribution to the conservation area and historic environment in general. The application is for partial but substantial demolition of the majority of the building and usually we would expect to receive an application to run concurrently with one for demolition, for the redevelopment of the site to ensure that no unsightly gap sites remain for a long period of time with the town. The saved local plan policy also reflects this. In this instance, we are aware of proposals which are being worked up to replace this building and it is recognised that the NPPF does allow consideration of the less than substantial harm against public benefits of realising a scheme which intends to regenerate the town with active and creative uses on this block. There is some risk but the intention is that the partially demolished building will remain only on a temporary basis. No objection is raised to the demolition.

Cadent Gas Ltd has no objections.

Representations

One letter of support has been received stating that the development should be actioned quickly to ensure that further degradation of the town doesn't occur. The site should be secured with professional and solid hoarding, with a "good to look at" artists impression of the proposed final design professionally printed on the fascia.

Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link:

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00146/DEEM3>

Background Papers

Planning File
Planning Documents referred to

Date Report Prepared

12 April 2024

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd April 2024

Agenda Item 8

Application Ref. 24/00146/DEEM3

York Place, Newcastle

Since the publication of the main agenda report, comments have been received from the **Conservation Advisory Working Party (CAWP)**. The Working Party are concerned about the appearance of the site following the demolition of the building given how important this area is for the Conservation Area and the town centre. There will be a large void within the streetscene, especially if there are substantial delays with the main proposal. Some members also regret the loss of the buildings from this era which have left their mark upon the town and become part of the familiar scene with York Place being an appropriate scale and height. There is a preference for the façade to be retained during the building work for as long as possible and that the new building should preferably be in a darker brick.

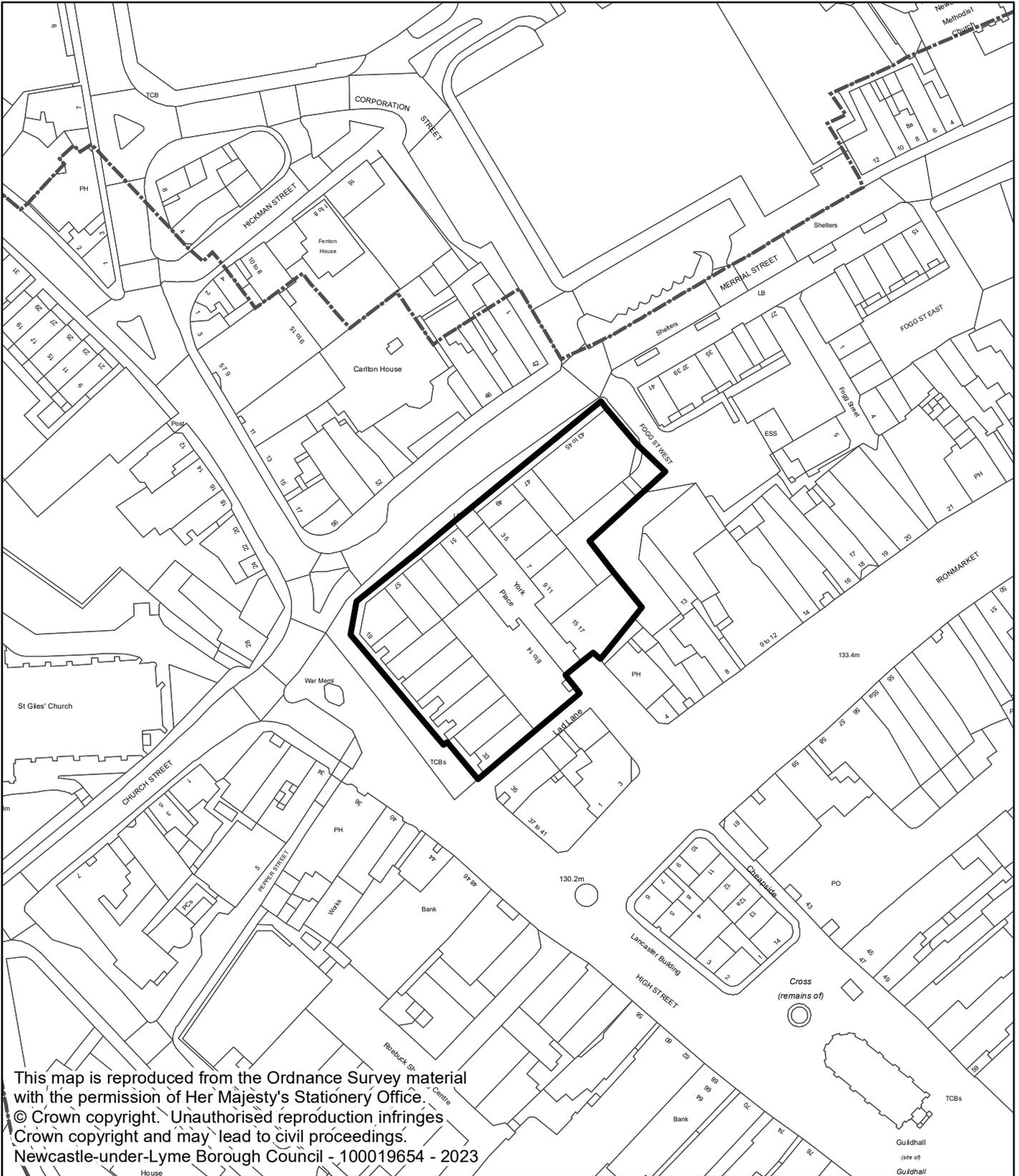
Officer Comments

The comments of CAWP are acknowledged but as set out in the agenda report, it is not considered that the design of the existing building contributes to the character or appearance of the Newcastle Town Centre Conservation Area. Although the demolition of the building would result in a vacant site, your Officer considers that it would be a low and temporary level of less than substantial harm that would facilitate a development scheme which intends to contribute to the regeneration of the town.

For this reason the **RECOMMENDATION** remains as set out in the main agenda report.

This page is intentionally left blank

York Place Shopping Mall
Newcastle



This map is reproduced from the 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 page is intentionally left blank

NEWCASTLE-UNDER-LYME BOROUGH COUNCIL FIVE YEAR SUPPLY UPDATE 2023 - 2028

This report presents updated information on the current five year housing land supply position (as at the 31 March 2023) as set out in the accompanying statement.

RECOMMENDATIONS

- 1. That Members note the content of the five year housing land supply position statement (appendix 1) and agree that it represents the current housing land supply position and can be used as a material consideration for development management decision taking.**

Reason for Recommendation

To ensure the Council calculates its five year housing land supply statement in accordance with the National Planning Policy Framework (“NPPF”), Planning Practice Guidance (“PPG”) and reflects the most up-to-date position regarding the supply of deliverable housing sites in the Borough.

Key Issues

Member’s attention is drawn to the accompanying five year housing land supply statement and its associated appendices. 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.

The five year housing land supply statement is a measurement of the Borough’s supply of deliverable housing sites against the Borough’s local housing need. 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 have reached a sufficient point to attach weight to the policies within or go through independent examination. Local housing need is therefore required to be calculated using the standard method set out in the Planning Practice Guidance. The Borough's annual housing requirement is 340 dwellings.

In December 2023, revisions to the National Planning Policy Framework and subsequent changes to the planning practice guidance led to the following:-

- Paragraph 77 of the revised NPPF now allows Local Planning Authorities to demonstrate a minimum of four years’ supply against their housing requirement if an emerging local plan: has been submitted for independent examination; or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations (2012) stage, including both a policies map and proposed allocations towards meeting housing need. The First Draft Local Plan was consulted upon in 2023 (at Regulation 18 stage) and included a policies map and proposed allocations to meeting an identified housing need. The Council therefore meets the criteria to identify and update annually a four-year housing land supply
- The previous version of the NPPF (September 2023) included a requirement for the addition of a 5% buffer to the supply of specific deliverable sites to ensure ‘choice and competition in the market for land’ (paragraph 74, p.21). That requirement, however, has been removed from the December 2023 version of the NPPF. On this basis, it is considered that no buffer is required to be added to the supply of specific deliverable sites in this instance. Paragraph 77 and 79 of the December 2023 NPPF requires a buffer of 20% where the Housing Delivery Test (HDT) indicates that delivery has fallen below 85% of the LPA's housing requirement over the previous three years. This does not apply to the Borough Council given past delivery performance.

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 five year period and furthermore 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.

As at 31 March 2023, the Council is able to demonstrate 5.26 years supply of housing and therefore meets the requirement to have a 5 year or more supply.

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](#)

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

[Emerging Local Plan – First Draft Local Plan \(FDLP, 2023\)](#)

Other material considerations include:

[National Planning Policy Framework](#) (December 2023)

[Planning Practice Guidance](#) (2019 as updated)

Background Papers

Five Year Housing Land Supply Statement and Appendices (2023 – 2028)

Date Report Prepared

05 April 2024



Contents

1. Background
2. National Policy and Guidance
3. Local Housing Need
 - Application of an Appropriate Buffer
 - Addressing the Shortfall
4. Local Housing Need 2023 to 2028
5. Housing Land Supply
 - Assessment of Deliverable Sites
 - Detailed Planning Permission
 - Outline Planning Permission
 - Planning Applications with Resolution to Grant
 - Windfall Development and Allowance
 - Student Accommodation
 - Older People's Housing
 - Overview of Housing Land Supply Components
6. Five Year Housing Land Supply Position
7. Summary
8. Appendix 1 – Schedule of Deliverable Sites

1. Background

- 1.1. This five-year housing land supply sets out new information regarding the availability of land in Newcastle-under-Lyme Borough Council for housing development over the five-year period from 2023 to 2028.

2. National Policy and Guidance

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

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded” (NPPF, Paragraph 76, p.21).

- 2.2 The adopted Plan for Newcastle-under-Lyme is the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (Local Plan). As this was adopted more than five years ago (October 2009), paragraph 77 of the NPPF applies, which states that

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴²” (NPPF, Paragraph 77, p.21).

- 2.3. The footnote to paragraph 77 (Footnote 42) confirms that

“Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method site out in national planning guidance.”

- 2.4. The standard method should therefore be used to calculate the local housing need for Newcastle-under-Lyme Borough Council.

- 2.5. The NPPF also states that

“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. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for” (NPPF, Paragraph 61, p.17).

- 2.6. 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 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, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework)" (NPPF, Annex 2: Glossary, p.71).

- 2.7. 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 more 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.

- 2.8. The NPPF defines 'deliverable' and states that, 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. In particular:

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, Annex 2: Glossary, p.69).

- 2.9. 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 three-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 any under-delivery.

3. Local Housing Need 2023 to 2028

- 3.1. Newcastle-under-Lyme Borough Council is currently in the early phases of preparing a Local Plan – the Newcastle-under-Lyme Local Plan 2020-2040: First Draft Local Plan (Regulation 18 Stage) was consulted upon in 2023 ('the emerging local 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. Strategic policies within the Core Spatial Strategy are more than 5 years old. In accordance with Planning Practice Guidance, the Government's standard method for assessing local housing need is the prescribed method for calculating a five-year housing land supply for Newcastle-under-Lyme (PPG, Paragraph: 003, Reference ID: 68-003-20190722, Revision date: 22 July 2019). The standard method was also used in the previous 2022-2027 five-year housing land supply statement.
- 3.3. Figure 1 sets out the Borough's local housing need according to the Government's standard method to assess housing need, which indicates a minimum annual local housing need of 340 dwellings.

Number of Year's Supply Required

- 3.4. The NPPF states that

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old⁸⁰, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need” (NPPF, Paragraph 226, p.65).
- 3.5. The footnote to paragraph 226 (Footnote 80) confirms that

“Where local housing need is used as the basis for assessing whether a four-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance”.
- 3.6. Further to the above, as the Borough Council's emerging local plan has reached Regulation 18 stage, the Council is only required to identify a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of local housing need.

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

Step 1 – Setting the baseline

Average household growth in Newcastle-under-Lyme 2024-2034 = 59,985 households in 2034 - 56,962 households in 2024 = increase of 3,023 households

Annual household growth = 3,023 /10 years = 302.3

Average annual household growth = 302

Step 2 – Affordability adjustment

The formula used to calculate the affordability adjustment is:

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

2022 median workplace-based affordability ratio for Newcastle-under-Lyme = 5.99

$([5.99 - 4] / 4) \times 0.25 + 1 = (1.99 / 4) \times 0.25 + 1 = 0.4975 \times 0.25 + 1 = 0.124375 + 1 = 1.124375$

Adjustment factor = 1.124375

Minimum annual local housing need figure = Adjustment factor x projected annual household growth = 1.124375 x 302 = 339.56125

Minimum annual local housing need = 340

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
- 302 based on average annual household growth 2024-2034 (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:

Cap = 302 + (40% x 302) = 302 + 120.8 = 422.8

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).

Minimum annual local housing need = 340

Application of an Appropriate Buffer

- 3.7. With regard to buffers, Paragraphs 77 and 79 of the NPPF state that where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years the following policy consequences should apply:
- where delivery falls below 95% - the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;
 - where delivery falls below 85% - the authority should include a buffer of 20% to their identified supply of specific deliverable sites in addition to the requirement for an action plan;
 - where delivery falls below 75% - the presumption in favour of sustainable development applies in addition to the requirements for an action plan and 20% buffer.
- 3.8. As set out in Figure 2, the Borough Council's 2022 Housing Delivery Test Result indicates a significant over-supply of housing over the previous three years.

Figure 2: Housing Delivery Test 2022 measurement

Year	Number of Homes Required	Number of Homes Delivered	Shortfall / Surplus (cumulative)
2019-20	319	320	1
2020-21	236	630	394
2021-22	350	576	226
Total	906	1,526	621

Source: *Housing Delivery Test: 2022 measurement, DLUHC, 19 December 2023*
* Note that 'Total' figures may not add up due to inclusion of decimal figures not shown

$$\text{Shortfall / surplus} = \frac{\text{Total net homes delivered 2019-22}}{\text{Total net homes required 2019-22}} = \frac{1,526}{906} = 1.68 = \mathbf{168\%}$$

- 3.9. The previous version of the NPPF (September 2023) included a requirement for the addition of a 5% buffer to the supply of specific deliverable sites to ensure 'choice and competition in the market for land' (paragraph 74, p.21). That requirement, however, has been removed from the December 2023 version of the NPPF. On this basis and given the recent significant over-supply of housing in the Borough, as outlined in Figure 2, it is considered that no buffer is required to be added to the supply of specific deliverable sites in this instance.

Addressing the Shortfall

- 3.10. The PPG indicates that any shortfall should also be included in the requirement for the first five years (*PPG, Paragraph: 022, Reference ID: 68-022-20240205, Revision date: 05 February 2024*). This results in a five-year supply requirement in excess of the local housing need figure.
- 3.11. Therefore, in order to assess the five-year housing land supply it is relevant to assess housing delivery during the 2019/20-2021/22 period against the housing requirement. This corresponds with the results of the Housing Delivery Test 2022 measurement published by the Department for Levelling Up, Housing & Communities (DLUHC). Figure 2 above shows the results.
- 3.12. As outlined in Figure 2, there is no shortfall of homes delivered. Therefore, no shortfall needs to be factored into the five-year housing land supply requirement calculation.

4. Local Housing Need 2023 to 2028

- 4.1. Figure 1 indicates the annual local housing need figure according to the Government's standard method to assess housing need. In accordance with the NPPF and PPG, the Borough's minimum housing need has been calculated using the standard method. As set out in Figure 3, this amounts to a local housing need of 1,700 homes over a 5-year period.

Figure 3: Local Housing Need Assessment

Annual Local Housing Need	340
Five-Year Local Housing Need	1,700
Buffer at 0%	0
Shortfall	0
Five Year Housing Requirement	1,700
Annual Requirement	340
Four-Year Housing Requirement	1,360
Five-Year Housing Requirement	1,700

5. Housing Land Supply

Assessment of Deliverable Sites

- 5.1. The capacities identified in this section were derived having considered the definition of 'deliverable' sites as set out in the NPPF and PPG (*NPPF, Annex 2: Glossary, p69 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 2023-2028 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 for major development 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 that

“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, Paragraph 72, p20*).
- 5.8. The Council has 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 changes of use, conversions and sites not already identified in the published SHLAA.

Figure 4: Calculation of the windfall allowance

Year	<u>Windfall Completions</u>
	Sites not identified in the SHELAA but Inc. COU/CON
2008-09	48
2009-10	47
2010-11	21
2011-12	27
2012-13	31
2013-14	33
2014-15	26
2015-16	61
2016-17	253
2017-18	40
2018-19	60
2019-20	32
2020-21	54
2021-22	120
2022-23	87
Total	940
Average per year	62.67

- 5.9. Considering the monitoring data presented in Figure 4, a windfall allowance of 62.67 dwellings per year for years 2025/26 and 2026/27 of the five-year period has been included in the housing land supply calculation. A total windfall allowance of 125 is therefore applied for the last two years of the five-year supply period. 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, 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 provides information on the number of student households in the Borough and the number of households containing 1-7 student occupants.

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 2.5. This suggests that 2.5 units of student accommodation are required in order to assume the release of one self-contained home.

**Figure 5: Number of Students in Student Only Households
Newcastle-under-Lyme 2021**

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)

- 5.15. Figure 6 indicates that Keele University’s full-time student population in 2021/22 was 1,375 (17.42%) 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 meet the test set out in the PPG by, for instance, allowing market housing to remain in such use.

Figure 6: Keele University Full-Time Student Numbers

Full time student numbers (Undergraduate and Postgraduate)	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022
Keele University	7,890	7,425	7,875	8,365	8,545	8,565	8,620	9,075	9,265

Source: Higher Education Statistics Agency

- 5.16. It is the Council’s view that the approach described results in an accurate ratio with which to estimate the release and / or maintenance 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 3 sites with planning permission to provide student accommodation, all of which are considered to have sufficient evidence to conclude they are deliverable. These are shown in Figure 7.
- 5.18. The ratio stated in paragraph 5.14 and within Figure 7 (average number of adults per household) is applicable to two planning permissions which include shared and communal elements (17/00252/FUL and 18/00698/FUL). The other extant planning permission is for self-contained student units, meaning that they do not share communal areas or living facilities (16/01106/FUL). The ratio is not applicable to these. Cumulatively, these planning permissions give a total of 479 units that contribute to the Council’s housing supply.

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

Planning Application Ref	Site	Remaining capacity at site (units)	Remaining capacity contribution to 5-year supply
17/00252/FUL	Former Jubilee Baths	273 (208) ⁽ⁱ⁾	208
18/00698/FUL	Keele University	953 (406) ⁽ⁱⁱ⁾	168 ⁽ⁱⁱⁱ⁾
16/01106/FUL	One London Road	103	103
Supply total:			479

⁽ⁱ⁾ 165 self-contained units + 108 shared / communal units = 165 + (108 / 2.5) = 208

⁽ⁱⁱ⁾ 42 self-contained units + 911 shared / communal units = 42 + (911 / 2.5) = 406

⁽ⁱⁱⁱ⁾ Net increase of 420 non-self-contained units to 31/03/2028 = 420 / 2.5 = 168

Older People / C2 Housing

- 5.19. Older people's housing and other forms of communal accommodation also contribute 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).

"Communal accommodation, including student accommodation and other communal accommodation, can count towards the Housing Delivery Test. Self-contained dwellings are included in the National Statistic for net additional dwellings. Communal accommodation will be accounted for in the Housing Delivery Test by applying adjustments in the form of two nationally set ratios. These are based on England Census data. The ratios for both net student and net other communal accommodation are found in the Housing Delivery Test measurement rule book" (PPG, Paragraph: 041 Reference ID: 68-041-20190722, Revised Date: 22 July 2019).

- 5.20. Figure 8 below sets out older people's and other housing in Use Class C2 which contributes 28 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 / C2 accommodation considered deliverable and to contribute to housing supply

Planning Application Ref	Site	Number of bedrooms proposed	Average number of adults per household	Contribution to five year supply
18/00693/FUL	Orchard House	75	1.8	42
22/00157/COU	1 Poplar Avenue	-9	1/1.8	-16 ⁽ⁱ⁾
22/01001/COU	191 Basford Park Rd	3	1.8	2
Supply total:				28

⁽ⁱ⁾ Development will deliver a net loss of 9 bedrooms in C2 use = loss of 16 dwellings to the supply

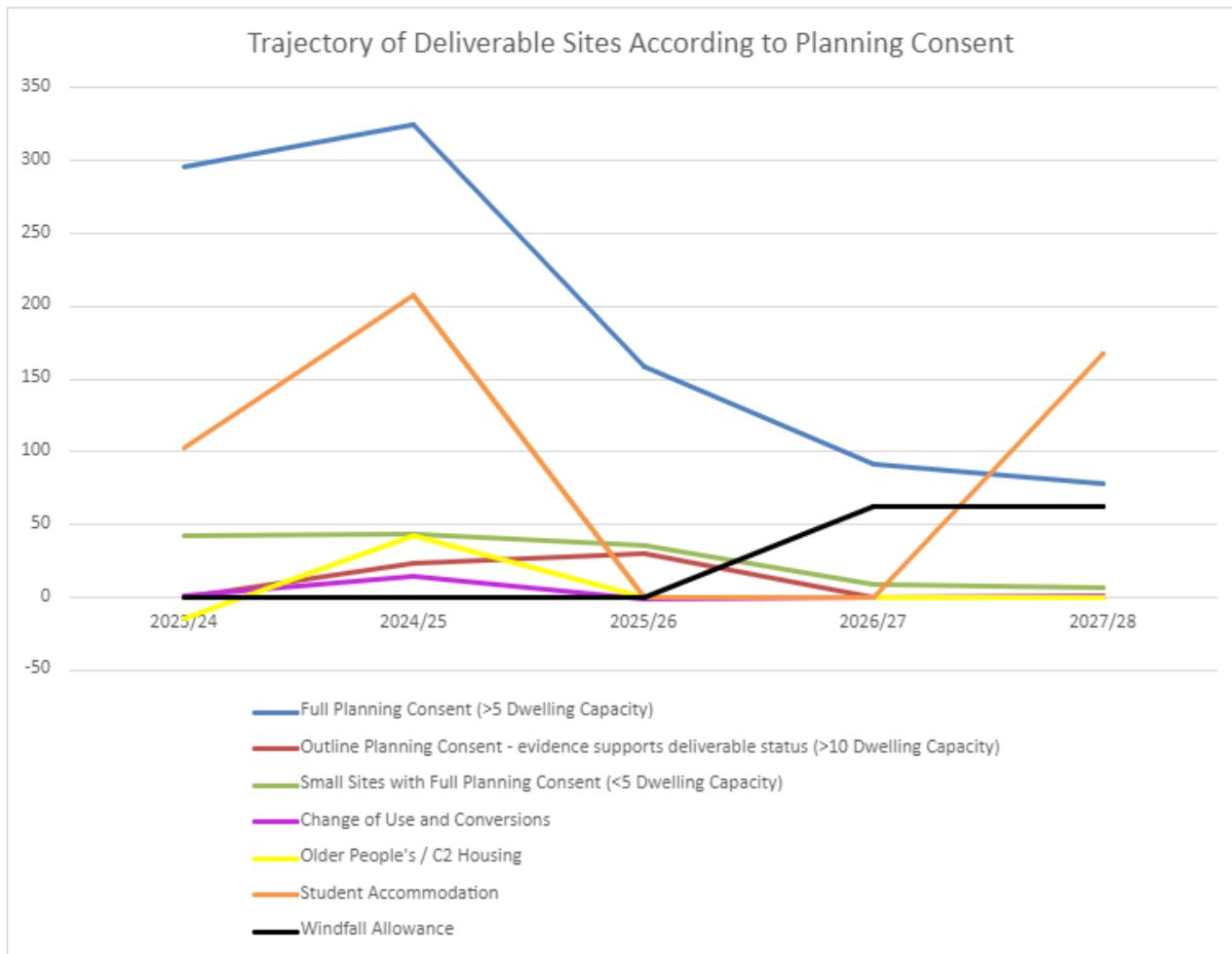
Overview of Housing Land Supply Components

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.

Figure 9: Five-Year Housing Supply

Housing Supply Components	Housing Supply 2023-2028
Full Planning Consent (>5 Dwelling Capacity)	950
Outline Planning Consent – evidence supports deliverable status (>10 Dwelling Capacity)	53
Small Sites with Full Planning Consent (<5 Dwelling Capacity)	139
Change of Use and Conversions	16
Older People's / C2 Housing (housing release onto market)	28
Student Accommodation (housing release onto market from deliverable student provision)	479
Windfall Allowance (added to years' 4 and 5)	125
Total	1,790

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.



6. Five-Year Housing Land Supply Position

- 6.1. Figure 10 below determines that the Council is able to demonstrate in excess of the requisite Four-Year Housing Land Supply.

Figure 10: Five-year housing land supply position

Five Year Supply Calculation for period 2023 - 2028		
Calculating the required supply		Dwellings
a	Requirement 2019/20 - 2021/22	906
b	Completions 2019/20 - 2021/22	1,526
c	Five-year Local Housing Need 2023/24-2027/28	1,700
d	Shortfall	0
e	Five-year requirement with shortfall	1,700
f	Five-year requirement including shortfall and buffer	1,700
g	Annual requirement including shortfall and buffer	340
Identified supply		
h	Supply over 5-year period 2023/24-2027/28	1,790
Five-year land supply (expressed in years)		5.26

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 updated National Planning Policy Framework and Planning Practice Guidance.
- 7.2. The Council has updated its five-year housing land supply position as of 31/03/2023 and has demonstrated a **housing land supply of 5.26 years**.

SYLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
HD18	09/00155/FUL (22/00247/OUT)	Site of former Bennett Arms, London Road, Chesterton	Holditch & Chesterton	Demolition of a public housing and erection of seven dwellings	22/05/2009	22/05/2012	7	Under Construction	7	0	0	0	5	2	7	5 dpa
TB5	19/00623/REM 14/000948/OUT	Hamptons Metal Merchants, Keele Road, Newcastle Under Lyme, Staffordshire, ST5 5AA	Thistleberry	Reserved Matters application (appearance, landscaping, layout and scale) for residential development comprising 133 dwellings, public open space and associated works pursuant to outline consent 14/000948/OUT (Appeal Ref: APP/P3420/W/3138033).	11/12/2019	11/12/2021	133	Under Construction	69	30	30	9	0	0	69	30 dpa
KG15	14/0890/DEEM3 18/00059/REM	Former Garages Gloucester Road Kidsgrove Stoke-On-Trent Staffordshire	Kidsgrove & Ravenscliffe	Reserved matters application for the access, appearance, layout and scale of residential development - 8 dwellings	27/03/2018	27/03/2020	8	Under Construction	8	8	0	0	0	0	8	8 dpa
CH4	17/00281/FUL	Land Around Wilmot Drive Estate Lower Milehouse Lane Newcastle Under Lyme Staffordshire ST5 9AX	Cross Heath	Development of 276 dwellings, public open space and associated infrastructure works	16/05/2018	16/05/2021	276	Under Construction	68	25	32	11	0	0	68	30 dpa
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	Loggerheads	Erection of 22 houses and bungalows with associated access roads and drainage (Amended plans received 26.02.2018)	28/10/2018	28/10/2021	22	Under Construction	22	22	0	0	0	0	22	20 dpa
AB76	18/00122/FUL	New Farm, Alsager Road, Audley, Stoke On Trent, Staffordshire, ST7 8JQ	Audley	Demolition of existing builders yard and the erection of 7 dwelling houses with associated access road and landscaping	07/06/2019	07/06/2022	7	Under Construction	7	0	0	0	0	7	7	5 dpa
SP24	18/00714/FUL	The Brighton, Sneyd Terrace, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JT	Silverdale	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.	20/12/2019	20/12/2022	19	Under Construction	19	19	0	0	0	0	19	20 dpa
KS16	18/00932/FUL	Stanton Close And Site Of Former Forge Inn Public House Knutton Newcastle Under Lyme Staffordshire ST5 6EZ	Knutton	Demolition of existing bungalows and construction of 30 affordable dwellings with associated external works	26/04/2019	26/04/2022	19	Under Construction	19	19	0	0	0	0	19	20 dpa
MD31	19/00036/FUL	Land Off New Road, Madeley, Crewe, Cheshire, CW3 9HA	Madeley & Betley	Proposed residential development of 32 residential dwellings with site access, car parking, landscaping and all associated engineering works.	04/09/2019	04/09/2022	32	Under Construction	27	26	1	0	0	0	27	20 dpa
HM3	19/00875/FUL 17/000968/FUL	Site Of Former Winehill Garage Main Road Betley Crewe Cheshire CW3 9BZ	Madeley & Betley	Erection of 9 no. Dwellings, associated car parking and landscaping (amendment to approval 06/00984/FUL)	10/04/2018	10/04/2021	9	Under Construction	9	9	0	0	0	0	9	9 dpa
LW17	20/00158/REM 20/00159/FUL 16/00866/DEEM4	Land Off Eccleshall Road Loggerheads Market Drayton Shropshire	Loggerheads	Reserved Matters application (appearance, landscaping, layout and scale) for residential development of 44 bungalows	06/10/2020	06/10/2022	44	Under Construction	23	22	1	0	0	0	23	20 dpa
LW12	20/00201/REM 15/00015/OUT	Tadgedale Quarry Mucklestone Road Loggerheads Market Drayton Shropshire TF9 4DJ	Loggerheads	Approval of appearance, landscaping, scale and layout for the erection of up to 128 dwellings as approved under planning application 15/00015/OUT	04/02/2021	04/02/2023	128	Under Construction	128	25	25	25	25	25	125	25 dpa
TC32	20/00336/FUL 14/00477/FUL	Newcastle Baptist Church, London Road, Newcastle Under Lyme, Staffordshire, ST5 1LN	Town	Application for the variation of condition 2 of 14/00477/FUL (Demolition of former Newcastle Baptist Church and erection of residential apartment development containing 14 no. 2 bed units and 8 no. 1 bed units, formation of new access and associated car parking) to allow for the enclosure of the open air corridors and subsequent changes to the elevations and car parking	24/12/2020	24/12/2023	22	Under Construction	22	0	20	2	0	0	22	20 dpa

Part of CT17	22/00011/FUL 20/00369/FUL	Land At The Corner Of High Street And Lion Grove Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	PHASE 2a of 20/00369/FUL: Full planning permission for the development of 8no. dwellings, with associated car parking, landscaping and amenity space	20/07/2022	20/07/2025	8	Not Started	8	0	8	0	0	0	0	8	5 dpa
Part of CT17	22/00012/REM 20/00369/FUL	Land Off Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7HF	Holditch & Chesterton	PHASE 2b of 20/00369/FUL: Approval of Reserved Matters (scale, layout, landscaping and external appearance) for the development of 35 dwellings, pursuant to planning permission 20/00369/FUL	18/10/2022	18/10/2024	-9	Not Started	-9	0	-22	13	0	0	0	-9	30 dpa
CT21	20/00463/FUL	Land Off Watermills Road, Chesterton, Newcastle Under Lyme, Staffordshire, ST5 7ET	Holditch & Chesterton	67 dwellings including means of access	18/12/2020	18/12/2023	67	Not Started	67	0	47	20	0	0	0	67	30 dpa
BL7	20/00501/FUL	Land North Of West Avenue, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 1NT	Talke & Butt Lane	Residential development for 66 dwellings (reduced from 69) with associated access, public open space and landscaping	28/05/2021	28/05/2024	66	Under Construction	61	30	30	1	0	0	0	61	30 dpa
SP25	21/00131/FUL	129 Church Street, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JJ	Silverdale	Change of use from Public House with first floor apartment into 6 no. self contained apartments on ground and first floor, with minor alterations to existing elevations.	13/04/2021	13/04/2024	5	Under Construction	5	5	0	0	0	0	0	5	5 dpa
LW31	21/00365/REM 17/00067/DEEM4	Land South Of Market Drayton Road, Market Drayton Road Loggerheads Newcastle Under Lyme TF9 4BT	Loggerheads	Outline Planning Application for residential development for up to 65 dwellings with associated open space and landscaping	10/03/2022	10/03/2024	56	Under Construction	56	29	27	0	0	0	0	56	30 dpa
MD10	21/00593/REM 17/00514/OUT	Land South Of Honeywall Lane Newcastle Under Lyme Staffordshire	Madeley & Betley	Reserved matters application pursuant to outline permission ref. 17/00514/OUT for 34 no. dwellings including associated infrastructure (layout, scale, appearance, internal access arrangements and landscaping).	11/01/2022	11/01/2024	34	Not Started	34	0	18	16	0	0	0	34	20 dpa
TC44	21/00594/FUL	Safety Glass Replacements, East Of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Proposed demolition of window manufacturing facility and construction of 7no. 3 bedroomed dwellings	26/08/2021	26/08/2024	7	Not Started	7	0	3	0	4	0	0	7	5 dpa
NA	20/01079/FUL	Land Off Apedale Road Chesterton Newcastle Under Lyme Staffordshire ST5 6BH	Holditch & Chesterton	Proposed residential development of 20 no. flats	15/07/2022	15/07/2025	20	Under Construction	20	0	20	0	0	0	0	20	20 dpa
HD24	21/00655/FUL	Land Between Apedale Road And Palatine Drive Chesterton Newcastle Under Lyme Staffordshire	Holditch & Chesterton	Full planning application for the erection of 330 no. dwellings, including open space, new vehicular access off Apedale Road, and associated infrastructure and earthworks	23/08/2022	23/08/2025	330	Not Started	330	0	30	30	30	30	120	30 dpa	
TC42	21/00903/FUL	Former Newcastle Central Library, Ironmarket, Newcastle Under Lyme, Staffordshire, ST5 1AT	Town	Change of Use, part demolition and extension to former library building to provide 36 no. apartments with underground car parking, and ground floor Class E units	20/04/2022	20/04/2025	36	Under Construction	36	27	9	0	0	0	0	36	20 dpa
NA	22/00427/FUL	217-219 Congleton Road, Butt Lane, Stoke On Trent, Staffordshire, ST7 1LP	Talke & Butt Lane	Conversion of existing tool hire shop (Class E) and associated living accommodation (Class C3) into a share house (Class C4)	01/08/2022	01/08/2025	5	Not Started	5	0	5	0	0	0	0	5	5 dpa
NA	21/01175/FUL	Madeley Manor Nursing Home Heighley Castle Way Madeley Crewe Cheshire CW3 9HJ	Madeley & Betley	Conversion of Grade 2 Listed 'Madeley Manor' into 12 no. apartments and 2 no. houses. Demolition of boiler house. Upgrades to driveway and provision of 30 no. parking spaces.	16/03/2023	16/03/2026	14	Not Started	14	0	0	0	0	0	14	14	5 dpa

NA	22/00661/REM & 21/01067/OUT	43 Lamb Street Kidsgrove Stoke-On-Trent Staffordshire ST7 4AL	Kidsgrove & Ravenscliffe	Residential development of detached dwellings including new vehicular access from Lamb Street	04/01/2023	04/01/2025	5	Not Started	5	0	5	0	0	0	0	5	5 dpa
BW16	21/00470/REM 17/00515/DEEM4	Land To The North Of Bradwell Hospital, Take Road, Bradwell	Bradwell	Development of up to 85 dwellings and associated access arrangements	23/09/2022	23/09/2024	85	Under Construction	85	0	30	30	25	0	85	30 dpa	
LW85	22/00046/REM 18/00507/OUT	Croft Farm, Stone Road, Hill Chorlton, Newcastle Under Lyme, Staffordshire, ST5 5DR	Maer & Whitmore	Detail of internal access, appearance, landscaping, layout and scale for the erection of replacement farmhouse and 11 bungalows pursuant to outline consent 18/00507/OUT & 18/00507/NMA	29/04/2022	29/04/2024	11	Under Construction	11	0	6	2	3	0	11	5 dpa	
TOTAL									1163	296	325	159	92	78	950		

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023	2023/24	2024/25	2025/26	2026/27	2027/28	Total
NA	09/00685/EXTN	May Cottage, Brampton Road, May Bank, Newcastle under Lyne, ST5 0RQ	May Bank	Erection of two, four bedroom detached dwellings	11/01/2013	11/01/2016	2	Under Construction	2	0	2	0	0	0	2
NA	13/00394/FUL 15/00088/FUL	Spring Bank, New Road, Bignall End, Stoke-On-Trent, Newcastle-Under-Lyme, ST7 8QF	Audley	Two detached dwellings (one of which amended via 15/00088/FUL)	08/04/2015	08/04/2018	2	Under Construction	1	1	0	0	0	0	1
NA	13/00402/FUL	Land Adjacent 19 Grove Avenue, Kidsgrove	Talke & Butt Lane	1 no. Pair of new semi detached properties	18/12/2013	18/12/2016	2	Under Construction	2	0	0	0	0	2	2
NA	13/00551/OUT 16/00086/REM 18/00858/FUL	Land Off Watering Close Newcastle Road Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	4 residential dwellings	23/03/2016	23/03/2018	4	Under Construction	3	3	0	0	0	0	3
NA	22/00295/FUL	Land Off Watering Close Baldwins Gate Staffordshire ST5 5DA	Maer & Whitmore	2 x 3 bedroom bungalows	13/07/2022	13/07/2025	2	Under Construction	2	2	0	0	0	0	2
NA	15/00540/OUT 19/00180/REM	Land Off Doctors Bank, Rear of The Steps, Church Road, Ashley Market, Drayton, TF9 4LG	Loggerheads	Construction of a Single Dwellinghouse on previous garden plot.	15/05/2019	15/05/2021	1	Under Construction	1	1	0	0	0	0	1
NA	22/00290/FUL 15/00637/PLD 10/00117/FUL	Land Between No 89 And 93 Coalpit Hill Talke Stoke-On-Trent Staffordshire	Talke & Butt Lane	Application for variation of the following conditions relating to planning application ref 10/00117/FUL for the erection of a detached dwelling Condition 2 (materials) , Condition 3 (drawings), Condition 4 (garage doors)	13/05/2010	NA	1	Not Started	1	0	0	0	1	0	1
NA	15/00640/FUL	Land Adjacent 118 Apedale Road, Wood Lane, Stoke On Trent	Audley	Erection of 3 no. dwellings	07/10/2015	07/10/2018	3	Under Construction	2	2	0	0	0	0	2
NA	15/00631/OUT 16/00231/REM	Lee Croft, Pinetrees Lane, Ashley	Loggerheads	Erection of a single dwelling house	21/06/2016	21/06/2018	1	Under Construction	1	1	0	0	0	0	1
NA	15/00926/FUL	Land Adjacent To No. 12 Goodwin Avenue, Newcastle	Cross Heath	Detached dwelling	16/12/2015	16/12/2018	1	Under Construction	1	0	1	0	0	0	1
NA	16/00099/FUL	Holly Barn, Holly Lane, Harsiseahead, ST7 4LE	Newchapel & Mow Cop	Rebuilding and conversion of existing agricultural building to residential use	31/03/2016	31/03/2019	1	Under Construction	1	1	0	0	0	0	1
NA	17/00374/FUL	Wrinehill Mill Farm, Mill Lane, Wrinehill, Crewe, Cheshire, CW3 9DE	Madeley & Betley	The change of use of part of a stable block to create residential accommodation, and associated building works.	01/11/2017	01/11/2020	1	Under Construction	1	0	1	0	0	0	1
NA	17/00483/FUL	8 Barford Road, Newcastle Under Lyme, Staffordshire, ST5 3LF	Westlands	Proposed demolition of existing bungalow and construction of three dormer bungalows	31/01/2018	31/01/2021	2	Started	1	0	0	0	0	1	1

NA	17/00573/FUL	Wall Farm House, 99 Nantwich Road, Audley, Staffordshire, ST7 8DL	Audley	The building of a single residential unit on the footprint of a pig sty and existing storage barns	18/09/2017	19/09/2020	1	Under Construction	1	0	1	0	0	0	0	1
NA	17/00798/FUL 22/00075/PLD	The Offley Arms, Poolside, Madeley, Cheshire, CW3 9DX	Madeley & Betley	Erection of 3no. dwellings and conversion of outbuilding to form 1no. apartment	21/02/2018	21/02/2021	4	Under Construction	4	0	0	0	0	0	4	4
NA	20/00079/REM 17/00885/OUT	Fields Farm, Wharmadine Lane, Ashley, Market Drayton, Shropshire, TF9 4NF	Loggerheads	Outline application for an agricultural workers dwelling and a new farm drive for agricultural purposes only.	27/03/2020	27/03/2022	1	Under Construction	1	0	1	0	0	0	0	1
NA	17/00942/OUT 21/00285/REM	Garage Site, Pentland Grove, Knutton, Newcastle Under Lyme, Staffordshire	Knutton	Demolition of existing domestic garages and construction of 3 no. 2/3 bedroom houses	27/05/2021	27/05/2023	3	Under Construction	3	3	0	0	0	0	0	3
NA	18/00147/FUL	GaragesVernon AvenueAudleyStoke-On-TrentStaffordshire	Audley	Construction of three dwellings	28/03/2019	28/03/2022	3	Under Construction	3	0	3	0	0	0	0	3
NA	18/00259/FUL	T K Phillips Workshop, Moss Lane, Madeley, CW3 9PR	Madeley & Betley	Erection of a pair of semi detached houses and a detached house	18/01/2019	18/01/2022	3	Under Construction	3	3	0	0	0	0	0	3
NA	18/00444/FUL 19/00897/FUL	The Brackens, Leycett Lane, Leycett, Newcastle Under Lyme, Staffordshire, CW3 9LS	Madeley & Betley	A detached dwelling to replace an existing workshop and storage buildings	20/01/2020	20/01/2023	1	Under Construction	1	0	0	1	0	0	0	1
NA	18/00828/FUL	Land Adjacent To 28 Newcastle Road, Madeley	Madeley & Betley	Erection of detached dwelling and garage	19/12/2018	19/12/2021	1	Under Construction	1	1	0	0	0	0	0	1
NA	18/00879/OUT 19/00293/REM	Land Adjacent 54 Diglake Street, Bignall End, Staffordshire, ST7 8PZ	Audley	Erection of a pair of semi-detached dwellings (All matters reserved)	02/07/2019	02/07/2021	2	Under Construction	2	0	2	0	0	0	0	2
NA	18/01012/FUL	Building adjacent to Apedale House, The Drive, Newcastle Under Lyme, Staffordshire, ST5 6BW	Audley	Proposed conversion of commercial premises to a four bedroom dwelling	01/03/2019	01/03/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00002/FUL	Talke Library, Wedgwood Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1SW	Talke & Butt Lane	Proposed 4 no. new 3 bed dwellings	03/04/2019	03/04/2022	4	Under Construction	4	0	4	0	0	0	0	4
NA	19/00059/PLD	31 Southlands AvenueWolstantonNewcastle Under LymeStaffordshireST5 8BZ	May Bank	The development proposed is the demolition of existing bungalow and erection of four town houses (option one).	22/03/2019	NA	3	Started (but paused)	3	0	0	0	0	0	0	0
NA	22/00344/FUL 19/00066/FUL	Land To The Rear Of 20 Camillus RoadKnuttonNewcastle Under Lyme	Knutton	Construction of 1 x 3 bedroom house and 2 x 2 bedroom bungalows for affordable rent	13/06/2022	13/06/2025	3	Not Started	3	0	0	3	0	0	0	3
NA	19/00149/FUL	24 Greenock Close, Newcastle Under Lyme, Staffordshire, ST5 2LG	Thistleberry	Two new build 3-bed detached dwellings.	26/04/2019	26/04/2022	2	Under Construction	2	0	0	2	0	0	0	2
NA	19/00176/FUL	Land Rear 1 Cross Street, Chesterton, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Demolition of existing garages and proposed development consisting of 2 No. bungalows and new accesses	17/05/2019	17/05/2022	2	Under Construction	2	2	0	0	0	0	0	2
NA	19/00189/FUL	126 Milehouse Lane, Newcastle Under Lyme, Staffordshire, ST5 9JY	Cross Heath	Removal of existing garage and erection of new build bungalow on land adjacent to 126 Milehouse Lane.	14/08/2019	14/08/2022	1	Under Construction	1	1	0	0	0	0	0	1

NA	22/00945/FUL 19/00257/FUL	Land Adjacent 17 Church Lane, Mow Cop, Staffordshire, ST7 4LR	Newchapel & Mow Cop	Proposed dwelling in garden	01/10/2019	01/10/2022	1	Under Construction	1	0	1	0	0	0	0	1
NA	19/00480/FUL	Land adjacent to 20 Lincoln Road, Kidsgrove, Stoke-On-Trent, ST7 1HA	Kidsgrove & Ravenscliffe	Proposed removal of prefabricated garage, construction of new semi detached dwellings and vehicular accesses	14/08/2019	14/08/2022	2	Under Construction	2	0	2	0	0	0	0	2
NA	19/00531/FUL	Greenacres Farm, Dab Green, Newcastle Under Lyme, Staffordshire, ST5 5HL	Maer & Whitmore	Erection of Farmworkers Dwelling	27/09/2019	27/09/2022	1	Under Construction	1	0	0	1	0	0	0	1
NA	19/00544/OUT 20/00043/REM	Land North Of Ambleside Lodge Aston Staffordshire TF9 4JE	Maer & Whitmore	Agricultural workers dwelling including all associated works	16/03/2020	16/03/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00895/FUL 19/00896/LBC	Manor House Farm, Park Lane, Ashley, Market Drayton, Shropshire, TF9 4EH	Loggerheads	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.	13/02/2020	13/02/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	19/00971/FUL	1 James Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0BX	Wolstanton	Erection of one terraced house	27/02/2020	27/02/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00002/FUL	Cross Winds Tomfields Woodlane Staffordshire ST7 8PJ	Audley	Proposed residential development consisting of 2 No. detached dormer bungalows	01/09/2020	01/09/2023	2	Under Construction	2	0	0	2	0	0	0	2
NA	22/00377/FUL 20/00083/FUL 19/00063/FUL	Green Bungalow & Acorns Bungalow, Newcastle Road, Loggerheads, Newcastle Under Lyme, TF9 4PH	Loggerheads	Erection of 3 dwelling houses on site of existing 2 no. Green and Acorn bungalows (Resubmission of 19/00063/FUL)	22/12/2022	22/12/2025	1	Not Started	1	0	0	1	0	0	0	1
NA	20/00110/REM 18/00119/OUT	Home Farm, Berrisford Road, Peatswood, Market Drayton, Shropshire, TF9 2PA	Loggerheads	Detail of access, appearance, landscaping, layout and scale for the erection of site managers dwelling	28/04/2020	28/04/2022	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00112/FUL	8 Mow Cop Road, Mow Cop, Stoke On Trent, Staffordshire, ST7 3NE	Newchapel & Mow Cop	Demolition of existing dwelling and the erection of 2no dwellings including new access driveways and parking	01/05/2020	01/05/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00160/FUL (23/00503/FUL)	Land adjacent 61 High Street, Alsagers Bank, Newcastle Under Lyme, Staffordshire	Audley	Residential development comprising of the erection of 2 no. dwellings	27/04/2020	27/04/2023	2	Under Construction	1	0	1	0	0	0	0	1
NA	20/00220/FUL 19/00632/FUL	Land adjacent to 14 Tomfields, Woodlane, Staffordshire, ST7 8PJ	Audley	New dwelling (resubmission of 19/00632/FUL)	07/05/2020	07/05/2023	1	Under Construction	1	0	1	0	0	0	0	1
NA	20/00526/FUL	7 Almond Place Chesterton Newcastle Under Lyme Staffordshire ST5 7DG	Crackley & Red Street	Proposed change of use from HMO to 2 no. self contained flats	13/08/2020	13/08/2023	-2 (was 1)	Not Started	-2	-2	0	0	0	0	0	-2
NA	22/00225/FUL, 20/00598/FUL resubmission of 17/00711/FUL	Land Adjacent 190 Old Road Bignall End Stoke On Trent Staffordshire ST7 8QH	Audley	Proposed 3 bed dwelling	14/10/2020	14/10/2023	1	Under Construction	1	0	1	0	0	0	0	1
NA	20/00612/FUL	Garages Adjacent To 63 Brittain Avenue, Chesterton, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Detached house and garage with access off Brittain Avenue.	14/06/2021	14/06/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	20/00879/FUL	31 Rockside, Mow Cop, Kidsgrove, Staffordshire, ST7 4PG	Newchapel & Mow Cop	Proposed detached dwelling	09/12/2020	09/12/2023	1	Under Construction	1	1	0	0	0	0	0	1
NA	20/00971/FUL 18/00897/OUT	2 Newcastle Road, Madeley, Newcastle Under Lyme, CW3 9JH	Madeley & Betley	Erection of a detached dwelling and single garage (Amended plans received 09.03.2021)	01/04/2021	01/04/2024	1	Not Started	1	0	0	1	0	0	0	1

NA	20/01103/FUL	106 Park Road Silverdale Newcastle Under Lyme Staffordshire ST5 6LP	Silverdale	Residential development - 3no. 2 bed bungalows	30/03/2021	16/11/2024	3	Under Construction	3	3	0	0	0	0	0	3
NA	20/01110/FUL	Forge Farm, Forge Lane, Norton-in-Hales, Shropshire, TF9 4QN	Loggerheads	Demolition of existing barns and replacement with one new dwelling.	25/03/2021	25/03/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00013/FUL	1 Emberton Street, Chesterton, Newcastle Under Lyme, ST5 7LJ	Holditch & Chesterton	Proposed development of 3 Bungalows	21/05/2021	21/05/2024	3	Under Construction	3	3	0	0	0	0	0	3
NA	21/00020/FUL	Land Adjacent 4 Calvert Grove, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 8QA	Bradwell	Erection of a detached dwelling	25/03/2021	25/03/2024	1	Not Started	1	0	1	0	0	0	0	1
NA	21/00045/FUL	Field Adjacent 36A High Street, The Rookery, Kidsgrove, Staffordshire, ST7 4RL	Newchapel & Mow Cop	Construction of 1 no. dwelling	18/03/2021	18/03/2024	1	Under Construction	1	1	0	0	0	0	0	1
NA	22/00242/FUL 21/00143/FUL	Land and buildings north of The Haven, Butterton Road, Butterton, Newcastle Under Lyme, Staffordshire	Maer & Whitmore	Demolition of existing equestrian buildings and erection of detached dwelling	12/04/2021	12/04/2024	1	Under Construction	1	1	0	0	0	0	0	1
NA	21/00178/FUL	Land Adjacent To Spring Head House (Former King William IV Public House) High Street Talke Kidsgrove Staffordshire ST7 1PY	Talke & Butt Lane	Proposed Development to form Two Residential Properties on the former Carpark of the King William Public House	14/07/2021	14/07/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00256/FUL	Land North Off 33 Spey Drive, Kidsgrove, ST7 4AF	Newchapel & Mow Cop	Proposed Construction of bungalow	20/05/2021	20/05/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00343/FUL	103 High Street, Harsseahead, Kidsgrove, Staffordshire, ST7 4JU	Newchapel & Mow Cop	Conversion and change of use of former farm buildings to 2 residential dwellings, demolition of additional building and replacement with 2 domestic single-storey timber-framed garages, creation of residential curtilages and connection to foul drains	18/06/2021	18/06/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00360/FUL	The Railway Inn, Liverpool Road, Kidsgrove, Stoke-On-Trent, Staffordshire, ST7 1EA	Kidsgrove & Ravenscliffe	Formation of 2 additional ground floor apartments at Harecastle Apartments, A50 / Liverpool Road, Kidsgrove, Staffordshire, ST7 1EA	27/05/2021	27/05/2024	2	Not Started	2	0	0	2	0	0	0	2
NA	21/00382/FUL	3 Field Close, Baldwins Gate, Staffordshire, ST5 5DJ	Maer & Whitmore	New attached dwelling	02/07/2021	02/07/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00450/FUL	Farm Building Land Off Butt House Lane, Butthouse Lane, Chapel Chorlton, Staffordshire, ST5 5JW	Maer & Whitmore	Conversion of traditional brick farm building to single dwelling, erection of ancillary garaging outbuilding and change of use of land to residential curtilage with associated highway access.	25/06/2021	25/06/2024	1	Under Construction	1	0	1	0	0	0	0	1
NA	21/00494/FUL	Land Adjacent To 45 Old Butt Lane, Kidsgrove, Staffordshire, ST7 1NJ	Talke & Butt Lane	Three Bedroom Detached Dwelling	04/08/2021	04/08/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	22/00253/FUL 21/00499/FUL	Plum Tree Park Farm Church Lane Betley Crewe Cheshire CW3 9AY	Madeley & Betley	Farm manager's dwelling (22/00253/FUL is a VOC)	17/09/2021	17/09/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00726/FUL	22 Wood Street, Bignall End, Newcastle Under Lyme, Staffordshire, ST7 8QL	Audley	Detached House and Integral Garage	22/09/2021	22/09/2024	1	Not Started	1	0	0	1	0	0	0	1
NA	21/00728/FUL	Stables, Watering Trough Bank, Newcastle Under Lyme, CW3 9LT	Madeley & Betley	Conversion of existing barns to 3 dwellings and alteration of existing single storey stables to 6 garages	14/01/2022	14/01/2025	3	Not Started	3	0	0	3	0	0	0	3
NA	21/00738/FUL	Romany, Rowan Lane, Ashley, Market Drayton, Shropshire, TF9 4PT	Loggerheads	Erection of 3 detached dwellings	24/09/2021	24/09/2024	2	Not Started	2	0	0	2	0	0	0	2

NA	22/00819/FUL 21/00748/FUL	Land Off Birks Drive, Ashley Heath, Market Drayton, Shropshire	Loggerheads	Erection of a detached house (22/00819/FUL was variation of condition on levels)	25/03/2022	25/03/2025	1	Not Started	1	0	0	0	1	0	1
NA	21/00760/FUL	Land adjoining 238 Orme Road, Newcastle Under Lyme, Staffordshire	Thistleberry	Proposed 2 x 1-bed apartments (with dormers) in the loft space of previously approved application 21/00117/OUT	06/10/2021	06/10/2024	2	Not Started	2	0	0	2	0	0	2
NA	21/00781/REM 19/00482/OUT	111 London Road, Knighton, Market Drayton, Shropshire, TF9 4HU	Loggerheads	Outline application for the erection of one dwelling, with all matters reserved except access	28/09/2021	28/09/2023	1	Under Construction	1	1	0	0	0	0	1
NA	21/00783/FUL	Land between 71 and 73, Third Avenue, Kidsgrove, Stoke-On-Trent, Staffordshire	Kidsgrove & Ravenscliffe	Erection of 4 dwellings and treatment of invasive non native flora (Japanese Knotweed)	11/02/2022	11/02/2025	4	Not Started	4	0	0	4	0	0	4
NA	21/00844/REM 18/00121/OUT	Waggon And Horses, Nantwich Road, Audley, Stoke On Trent, Staffordshire, ST7 8DY	Audley	Erection of three dwellings (outline)	22/10/2021	22/10/2023	3	Under Construction	3	2	1	0	0	0	3
NA	22/00375/FUL 21/00850/FUL	Land Adjacent To Cartref, Rye Hills, Newcastle Under Lyme, Staffordshire, ST7 8LP	Audley	2 new infill dwellings	01/12/2021	01/12/2024	2	Under Construction	2	0	2	0	0	0	2
NA	21/00871/FUL 21/00278/FUL	Shetland Rise, Top Rock Road, Ashley, Market Drayton, Shropshire, TF9 4NA	Loggerheads	Demolition of existing buildings and replace with two detached dwellings with garages	18/11/2021	18/11/2024	1	Not Started	1	0	1	0	0	0	1
NA	21/00950/FUL	27 Jamage Road, Talke Pits, Stoke-On-Trent, Staffordshire, ST7 1QD	Talke & Butt Lane	Erection of dwelling in garden	25/02/2022	25/02/2025	1	Not Started	1	0	0	1	0	0	1
NA	21/00981/FUL	17-19 Hollinshead Avenue, Newcastle Under Lyme, Staffordshire, ST5 9DD	Cross Heath	Re-build of former demolished semi-detached property (No 17) to include rear extension to both No 17 and No 19	22/12/2021	22/12/2024	1	Under Construction	1	1	0	0	0	0	1
NA	21/01033/FUL	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS	Westlands	Proposed Detached House	17/12/2021	17/12/2024	1	Under Construction	1	0	1	0	0	0	1
NA	21/01061/FUL	205 High Street, Silverdale, Newcastle Under Lyme, Staffordshire, ST5 6JZ	Silverdale	Proposed detached dwelling and formation of new access / parking area to serve existing property No. 205 High Street	03/02/2022	03/02/2025	1	Not Started	1	0	0	1	0	0	1
NA	16/01107/OUT 21/00208/REM 21/00316/REM	Land At Selbourne, Pinewood Road, Ashley, Market Drayton Shropshire, TF9 4PW	Loggerheads	1 no. residential units	07/05/2021	07/05/2023	1	Under Construction	1	1	0	0	0	0	1
NA	23/00008/FUL	Safety Glass Replacements, West of Garden Street, Newcastle Under Lyme, Staffordshire, ST5 1BW	Town	Demolition of workshop. Erection of a pair of semi detached houses	16/03/2023	16/03/2026	2	Not Started	2	0	2	0	0	0	2
NA	21/00779/FUL	Red Heath House, Pepper Street, Keele, Newcastle Under Lyme, Staffordshire, ST5 6QJ	Keele	Proposed Single Storey Dwelling	09/08/2022	09/08/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00104/FUL	5 Repton Drive, Newcastle Under Lyme, Staffordshire, ST5 3JF	Westlands	Demolition of existing garage and utility, construction of new garage and dwelling	28/04/2022	28/04/2025	1	Not Started	1	0	1	0	0	0	1
NA	22/00228/FUL	Len Jones Joinery Heath Street Newcastle Under Lyme Staffordshire ST5 2BU	Town	Proposed Demolition of the existing building and re-development of the site with 3 no. Dwellings	19/08/2022	19/08/2025	3	Under Construction	3	0	3	0	0	0	3

NA	22/00287/FUL	Land Adjacent 238 Whitehill Road Kidsgrove Stoke-On-Trent Staffordshire ST7 4DT	Kidsgrove & Ravenscliffe	Erection of a 3 bedroom detached dwelling	26/05/2022	26/05/2025	1	Not Started	1	0	0	1	0	0	1
NA	22/00425/FUL	1 Leicester Close, Clayton, Newcastle Under Lyme, Staffordshire, ST5 3BP	CJayton	Proposed detached bungalow	07/07/2022	07/07/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00511/FUL	Land At School Lane Ashley Market Drayton Shropshire	Loggerheads	3 No. detached dwellings and 1 No. detached garage	07/10/2022	07/10/2025	3	Under Construction	3	3	0	0	0	0	3
NA	22/00518/FUL	Barn Adjacent To Wood Lodge Apedale Road Wood Lane Stoke On Trent Staffordshire	Audley	Demolition of existing buildings and construction of a new dwelling.	15/09/2022	15/09/2025	1	Under Construction	1	1	0	0	0	0	1
NA	22/00599/FUL	Land South Of Seabridge Hall Seabridge Lane Newcastle Under Lyme Staffordshire	Westlands	Proposed New Dwelling	10/01/2023	10/01/2026	1	Not Started	1	0	1	0	0	0	1
NA	22/00634/FUL	Land At Sutton Street, Newcastle Under Lyme, Staffordshire	Holditch & Chesterton	Erection of a pair of semi-detached houses with associated parking and landscaping	06/12/2022	06/12/2025	2	Not Started	2	0	2	0	0	0	2
NA	22/00641/FUL	51 Keele Road, Newcastle Under Lyme, Staffordshire, ST5 2JT	Thistleberry	New dwelling	22/11/2022	22/11/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00644/FUL	9 New Road Bignall End Stoke-On-Trent Staffordshire ST7 8QF	Audley	New 3 bed dwelling	19/10/2022	19/10/2025	1	Not Started	1	0	0	0	1	0	1
NA	22/00726/FUL	24 Moorland Road Mow Cop Stoke-On- Trent Staffordshire ST7 4LT	Newchapel & Mow Cop	Proposed 2 bedroom bungalow	14/11/2022	14/11/2025	1	Under Construction	1	0	1	0	0	0	1
NA	22/00778/FUL	54 Ironmarket Newcastle Under Lyme Staffordshire ST5 1PE	Town	Change of Use to form 3 residential dwellings retaining ground floor shop	09/11/2022	09/11/2025	3	Not Started	3	0	0	0	3	0	3
NA	22/01003/FUL	Builders Yard Queen Street Chesterton Newcastle Under Lyme Staffordshire ST5 7EN	Holditch & Chesterton	Erection of 4 dwellings and formation of new accesses	13/03/2023	13/03/2026	4	Not Started	4	0	4	0	0	0	4
TOTAL									142	43	44	36	9	7	139

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
WL9	23/00659/REM 19/00515/OUT	Seabridge Community Education Centre Roe Lane Newcastle Under Lyme Staffordshire ST5 3UB	Westlands	Outline planning permission for the demolition of all existing buildings and the erection of circa 55 dwellings with associated infrastructure, landscaping and open space. Detailed approval is sought for the means of access only with the details of appearance, landscaping, layout and scale to be reserved for subsequent approval.	17/11/2020	17/11/2023	53	Not Started	55	0	23	30	0	0	53	30 dpa
TOTAL									55	0	23	30	0	0	53	

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
NA	16/00962/COUNOT	Holloway Farm Aston Market Drayton Shropshire ST5 5EP	Maer & Whitmore	Prior notification for conversion of existing agricultural building to residential use	23/12/2016		1	Under Construction	1	0	0	0	0	1	1	5 dpa
NA	18/00467/FUL	121-123 High Street, Wolstanton, Newcastle Under Lyme, Staffordshire, ST5 0EP	Wolstanton	Proposed change of use of former Co Op Bank to form offices and 4no self contained flats over	27/03/2019	27/03/2022	4	Under Construction	4	4	0	0	0	0	4	5 dpa
NA	18/00824/COUNOT	Dales Green Farm, 14 Dales Green Road, Mow Cop, Stoke-On-Trent, ST7 4RJ	Newchapel & Mow Cop	Prior notification for conversion of existing agricultural building to residential use	20/12/2018	20/12/2021	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	19/00487/COU	Wynbank Farm, Wereton Road, Audley, Stoke On Trent, Staffordshire, ST7 8HE	Audley	Change of use of domestic storage building to dwelling	30/08/2019	30/08/2022	1	Under Construction	1	1	0	0	0	0	1	5 dpa
NA	22/00878/FUL 21/00446/DEEM4 19/00708/DEEM4	20 Sidmouth Avenue Newcastle Under Lyme Staffordshire ST5 0QN	May Bank	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	09/12/2019	09/12/2022	4	Under Construction	4	0	4	0	0	0	4	5 dpa
NA	19/00906/FUL	Harriseahead Methodist Church, Chapel Lane, Harriseahead, Stoke-On-Trent, Staffordshire	Newchapel & Mow Cop	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)	29/01/2020	29/01/2023	2	Under Construction	2	2	0	0	0	0	2	5 dpa
NA	20/00004/FUL	Seabridge Hall, Seabridge Lane, Newcastle Under Lyme, Staffordshire, ST5 3LS	Westlands	Conversion of existing apartment at first and second floor level to provide an additional apartment.	02/03/2020	02/03/2023	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	21/00641/FUL & 20/00225/FUL	10 Sidmouth Avenue, Newcastle Under Lyme, Staffordshire, ST5 0QN	May Bank	Proposed conversion of existing building to form 3no apartments, construction of new detached dwelling and garage (21/00641/FUL VOC)	12/06/2020	12/06/2023	3	Under Construction	2	2	0	0	0	0	2	5 dpa
NA	20/01032/FUL	Lindop House, Newcastle Road, Madeley, Crewe, Cheshire, CW3 9JP	20/01032/FUL	Proposed change of use to domestic dwelling	02/02/2021	02/02/2024	1	Under Construction	1	0	1	0	0	0	1	5 dpa
NA	21/00467/COU	Windsor House, 5A King Street, Newcastle Under Lyme, Staffordshire, ST5 1EH	Town	Change of Use from 2 No apartments to Office accommodation	08/07/2021	08/07/2024	-2	Not Started	-2	0	0	-2	0	0	-2	NA
MD55	21/00995/COUNOT	Hungerford House Farm, Hungerford Lane, Madeley, Crewe, Cheshire, CW3 9PD	Madeley & Betley	Prior notification of change of use from agricultural buildings to 5 no. residential dwellings	07/12/2021	07/12/2024	5	Not Started	5	0	5	0	0	0	5	5 dpa
NA	21/01128/FUL	Enderley House, 514 Etruria Road, Newcastle Under Lyme, Staffordshire, ST5 0SY	May Bank	Proposed change of use from Residential to Offices	16/03/2022	16/03/2025	-1	Not Started	-1	0	-1	0	0	0	-1	NA
NA	22/00105/FUL	Greenacres Farm Holly Lane Harriseahead Stoke-On-Trent Staffordshire ST7 4LE	Newchapel & Mow Cop	Conversion of shippin to dwelling	27/06/2022	27/06/2025	1	Not Started	1	0	0	1	0	0	1	5 dpa
NA	22/00144/FUL	14A Alexandra Road May Bank Newcastle Under Lyme Staffordshire ST5 9PL	May Bank	Conversion of existing 4 bedroom HMO into three self contained studio apartments (amended during application to 2 dwellings)	19/04/2022	19/04/2025	-2	Under Construction	-2	-2	0	0	0	0	-2	5 dpa
NA	22/01001/COU	191 Basford Park Road Basford Newcastle Under Lyme Staffordshire ST5 0PN	May Bank	Change of use from C4 to C2 to provide specialist autistic care for up to 3no residents	16/02/2023	16/02/2026	-6	Not Started	-6	-6	0	0	0	0	-6	5 dpa

NA	22/01021/FUL	Oak Tree Barn Blore Heath Farm Newcastle Road Bloreheath Newcastle Under Lyme Staffordshire TF9 2EG	Loggerheads	Change of Use of Traditional Agricultural Building to Two Dwellings together with associated parking and drainage	09/03/2023	09/03/2026	2	Not Started	2	0	2	0	0	0	2	5 dpa
NA	22/01069/COU	15 - 17 George Street Newcastle Under Lyme Staffordshire ST5 1JX	Town	Change of Use and Conversion of First Floor into 2 No Self Contained Flats	24/02/2023	24/02/2026	2	Not Started	2	0	2	0	0	0	2	5 dpa
TOTAL									16	1	15	-1	0	1	16	

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total
TC14	17/00252/FUL	Former Jubilee Baths, Nelson Place, Newcastle Under Lyme, Staffordshire, ST5 1HG	Town	Demolition of former swimming baths and construction of 273 room student development with associated communal area and car parking, alternative to Planning Approval 15/00166/FUL	24/07/2017	24/07/2020	273 (208)	Under Construction	208	0	208	0	0	0	208
KL28, KL29, KL30	18/00698/FUL	Sites Of Horwood, Lindsay And Barnes Halls, Keele University, Keele, Newcastle Under Lyme, Staffordshire, ST5 5BW	Keele	Demolition of 732 student bed-spaces and the erection of 20 new buildings to provide 1,685 student bedrooms (1706 student bed-spaces) and social hubs at Horwood and Lindsay Halls and the provision of car parking at Barnes and Horwood Halls.	22/07/2019	22/07/2022	953 (406)	Under Construction	406	0	0	0	0	168	168
TC26	16/01106/FUL 20/01002/FUL 21/01070/FUL 22/00548/FUL 23/00104/FUL 23/00164/FUL	One London Road (Former Bristol Street Ford Site) Newcastle Under Lyme ST5 1LZ	Town	Re-development of the site for 499 apartments comprising student accommodation (plus various variation of condition applications to allow occupancy by both students and non-students)	24/02/2021	01/05/2021	499	Under Construction	103	103	0	0	0	0	103
TOTAL									717	103	208	0	0	168	479

SHLAA Ref:	Planning Application:	Address:	Ward:	Brief Description:	Decision Date:	Expiry Date:	Total New Dwellings Proposed (net):	Site status at 31/03/2023:	Remaining Site Capacity at 31/03/2023:	2023/24	2024/25	2025/26	2026/27	2027/28	Total	Methodology (if applied)
WL2	22/00990/FUL 18/00586/DEM 18/00693/FUL	Orchard House Clayton Road Newcastle Under Lyme Staffordshire ST5 3AF	Westlands	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.	28/03/2019	28/03/2022	75 (42)	Under Construction	42	0	42	0	0	0	42	Developer confirmed
NA	22/00157/COU	1 Poplar Avenue Cross Heath Newcastle Under Lyme Staffordshire ST5 9HR	Cross Heath	Proposed change of use of the building to provide supported short and long term multigenerational over-night residential care and the provision of a day care centre for mother and babies (Sui Generis).	09/12/2022	09/12/2025	-9 (-16)	Not Started	-16	-16	0	0	0	0	-16	Developer confirmed
NA	22/01001/COU	191 Basford Park Road Basford Newcastle Under Lyme Staffordshire ST5 0PN	May Bank	Change of use from C4 to C2 to provide specialist autistic care for up to 3no residents	16/02/2023	16/02/2026	3 (2)	Not Started	2	2	0	0	0	0	2	Developer confirmed
TOTAL									28	-14	42	0	0	0	28	

This page is intentionally left blank

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

Ashley Congregational Church (Ref: 23/24003/HBG)

RECOMMENDATION:

That the following grant be approved:-

£ 1,284 Historic Building Grant be given towards sash window reinstatement.

Purpose of report

To enable members to consider the application for financial assistance.

Congregational Church, Ashley

The application is for assistance to manufacture and install 2 large 15 over 15 timber sliding sash windows to the front elevation of the chapel. The original windows were removed and infilled with brick during some historic renovations, around 1868.

Planning permission was granted in July 2023 for conversion of the former chapel and schoolroom to a dwelling. It has been disused for many years as a chapel and is being carefully restored with a sensitive proposal for reuse as a dwelling which takes into account the significance of the building.



The Chapel is a Grade II Listed Building, and the work is eligible for 20% grant towards the cost of the works. Two quotations have been received and the total cost of this work is estimated at £6,420 including VAT.

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 this grant application with an allocation this year to the Fund of £24,917. This allows for existing commitments.

This page is intentionally left blank

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd April 2024

Agenda item 10

Applications for Financial Assistance from the Conservation and Heritage Fund

Ashley Congregational Chapel, Loggerheads (23/24003/HBG)

The **Conservation Advisory Working Party** recommends that this grant (£1,284) is offered to the applicant, subject to the standard conditions.

This page is intentionally left blank

Planning Committee site visit dates for 2024/25

It has been the practice of the Committee to annually agree a programme of dates upon which Planning Committee site visits will be held, should such visits be agreed to be necessary at a meeting of the Committee.

The likely dates of Planning Committee meetings, to which Development Management items are likely to be brought, are known. It is recommended that the Committee should now agree to a programme of dates upon which the Planning Committee visits will be held during the 2024/25 municipal year. Members are reminded that the policy of the Committee is that in the event of a site visit being held, only members who have attended the site visit may then take part in the discussion and determination of the application which has been the subject of the site visit.

Date of Planning Committee at which decision to hold a site visit is made	Date of site visit	Time of site visit
Tuesday 23 April 2024	Thursday 16 May 2024	6.15pm
Tuesday 21 May 2024	Thursday 13 June 2024	6.15pm
Tuesday 18 June 2024	Thursday 11 July 2024	6.15pm
Tuesday 16 July 2024	Thursday 08 August 2024	6.15pm
Tuesday 13 August 2024	Thursday 05 September 2024	6.15pm
Tuesday 10 September 2024	Thursday 03 October 2024	6.15pm
Thursday 08 October 2024	Saturday 02 November 2024	9.15am
Tuesday 05 November 2024	Saturday 30 November 2024	9.15am
Tuesday 03 December 2024	Saturday 21 December 2024	9.15am
Thursday 02 January 2025	Saturday 25 January 2025	9.15am
Tuesday 28 January 2025	Saturday 22 February 2025	9.15am
Tuesday 25 February 2025	Saturday 22 March 2025	9.15am
Tuesday 25 March 2025	Thursday 17 April 2025	6.15pm
Tuesday 22 April 2025	Thursday 15 May 2025	6.15pm

If any additional meetings of the Planning Committee, to which Development Management items are brought, being held, it will be necessary in the event of the meeting agreeing to defer an item for a site visit, to also agree at that meeting an appropriate date and time for that site visit

Recommendation

That the above list of dates and times for possible Planning Committee site visits for 2024/25 be agreed

This page is intentionally left blank

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 3rd 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 Planning Inspectorate has allowed the appeal and the enforcement notice has been quashed. Therefore, planning permission has been granted for the use of a mobile home on the land as a dwelling, subject to a number of conditions that now need to be complied with. In particular conditions 3 & 4 are outstanding.

Conditions 3 & 4 of the appeal decision required information to be submitted to the Local Planning Authority for approval within three months of the date of the decision i.e. by the 20th March 2023. This information relates to drainage details, provisions for facilities for water and sewerage, provision of parking spaces and details of a scheme to restore the land to its condition before the development took place.

The information was submitted and further to comments from Severn Trent Water, the drainage condition has been refused. Your officers are progressing appropriate enforcement action in respect of the breach of that condition.

A copy of the appeal decision can be viewed via the following link; <https://www.newcastle-staffs.gov.uk/BoggsCottage>

Date report prepared – 12th April 2024

This page is intentionally left blank