

Public Document Pack

Date of meeting Tuesday, 5th November, 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 3 - 6)
To consider the minutes of the previous meeting(s).
- 4 APPLICATION FOR MAJOR DEVELOPMENT - UNITS 1 AND 2, BRICK KILN LANE, CHESTERTON. NEWCASTLE UNDER LYME BOROUGH COUNCIL. 24/00617/FUL** (Pages 7 - 12)
- 5 APPLICATION FOR MINOR DEVELOPMENT - OPEN MARKET, HIGH STREET, NEWCASTLE-UNDER-LYME. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 24/00336/DEEM3** (Pages 13 - 20)
- 6 APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - THE CROSSWAYS (FLATS 1-3) 36 IRONMARKET, NEWCASTLE, STAFFS. ST5 1RP . 24/25004/HBG** (Pages 21 - 22)
- 7 LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2** (Pages 23 - 24)
- 8 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972
- 9 DISCLOSURE OF EXEMPT INFORMATION**

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, Burnett-Faulkner, Bryan, Fear, Holland, Hutchison, Brown, Gorton, J Williams and G 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	Whieldon
	Panter	Fox-Hewitt
	S Tagg (Leader)	D Jones
	Heesom	Edginton-Plunkett
	Johnson	Grocott
	J Tagg	Dymond
	S Jones	Brockie

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.

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Agenda Item 3

Planning Committee - 08/10/24

PLANNING COMMITTEE

Tuesday, 8th October, 2024
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present:	Councillor Paul Northcott (Chair)		
Councillors:	Crisp Burnett-Faulkner Bryan	Holland Hutchison Brown	Gorton J Williams G Williams
Apologies:	Councillor(s) Beeston and Fear		
Substitutes:	Councillor Gill Heesom (In place of Councillor Andrew Fear)		
Officers:	Geoff Durham Anthony Harold Craig Jordan Rachel Killeen Louise Wallace	Civic & Member Support Officer Service Director - Legal & Governance / Monitoring Officer Service Director - Planning Development Management Manager Urban Design/Conservation 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 10 September, 2024 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. BELLWAY HOMES LIMITED. 24/00313/REM**

Additional recommendations (xvi) and (xvii) proposed by Councillor Holland and seconded by Councillor Bryan

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing materials
- (iv) Boundary treatments

Planning Committee - 08/10/24

- (v) Hard surfacing materials
- (vi) Revised highway details
- (vii) Detailed highway design information
- (viii) Gradient of footway and cycle links
- (ix) Implementation of residential access arrangement
- (x) Provision of pedestrian visibility splays
- (xi) Details of parking and turning
- (xii) Provision of cycle storage
- (xiii) Landscaping scheme
- (xiv) Tree protection
- (xv) Refuse strategy
- (xvi) Prior approval of lighting scheme
- (xvii) Establishment of a liaison committee.

Members requested that the Chair write a letter to Staffordshire County Council Highways asking them to review the access arrangements and revisit the scheme after twelve months in terms of highway safety.

[Watch the debate here](#)

4. APPLICATION FOR MAJOR DEVELOPMENT - NEW FARM, ALSAGER ROAD, AUDLEY. MANOR VIEW CARE HOME LTD. 23/00522/FUL

Councillors' Lewis and Wilkes spoke on this application

Amended recommendation proposed by Councillor Holland and seconded by Councillor Burnett-Faulkner.

Members debated at length, raising concerns about development within the Green Belt and overdevelopment of the site. In addition, they did not feel that any special circumstances existed to enable the development to go ahead.

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

- (i) The disbenefits of the scheme outweigh the benefits and therefore contradict paragraph 214 of the National Planning Policy Framework.
- (ii) It is not considered that very special circumstances exist to outweigh the harm to the Green Belt.

[Watch the debate here](#)

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

- Resolved:**
- (i) That the information be received.
 - (ii) That an update report be brought back to this Committee in two month's time.

[Watch the debate here](#)

6. DISCLOSURE OF EXEMPT INFORMATION

Resolved:- That the public be excluded from the meeting during consideration of the following matter because it is likely that there will be disclosure of exempt information as defined in paragraphs contained within Part 1 of Schedule 12A of the Local Government Act, 1972

7. URGENT BUSINESS

The following item was considered as urgent because the timetable for the proceedings fell before the next scheduled meeting of the Planning Committee.

LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE
LOGGERHEADS. 23/00002/OUT

Following a discussion of a report regarding an ongoing planning appeal, Members agreed with the officer's recommendation.

**Councillor Paul Northcott
Chair**

Meeting concluded at 9.45 pm

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Classification: NULBC UNCLASSIFIED

**UNITS 1 AND 2, BRICK KILN LANE, CHESTERTON
NEWCASTLE UNDER LYME BOROUGH COUNCIL**

24/00617/FUL

Full planning permission is sought for the Change of use of Units 1 & 2, Brick Kiln Lane to General Industrial (Class B2) and Storage & Distribution (Class B8) uses.

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

The 8-week period for determination of the planning application expires on 27th November 2024.

RECOMMENDATION

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

- 1. Standard time limit**
- 2. Approved plans**
- 3. Provision of cycle parking**
- 4. Submission of Parking and Servicing Management Plan**
- 5. Hours of operation**
- 6. Development in accordance with approved Noise Management Plan**

Reason for Recommendation

The proposal represents limited and acceptable changes to the existing industrial units within a sustainable location. The development will not result in an adverse impact on residential amenity or highway safety.

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

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework, and it has not been necessary to request amendments.

Key Issues

This proposal seeks full planning permission for the change of use of Units 1 & 2 Brick Kiln Lane, Chesterton to General Industrial (Class B2) and Storage & Distribution (Class B8) uses.

No external alterations are proposed to the buildings, other than the removal of the existing company name. Limited changes would be made internally with blocking up of 2 internal doors and removal of the mezzanine in Unit 2 and limited reconfiguration of floorspace in Unit 1 (position of door to disabled WC).

Unit 1 has an extant use as a training centre – D1 (now F1 use class). Unit 2 has an extant B8 use (Storage & Distribution). The units would be used by Broxap Limited mainly for storing finished products, with some limited elements of product assembly, such as grinding/fettling and welding of parts on site. The change of use to include both B8 and B2 use would enable flexibility if the company wish to increase manufacturing on the site. The main Broxap Limited site is on Rowhurst Industrial Estate.

The application site is located within an existing industrial development, with other B2 and B8 uses; therefore, the principle of the change of use is considered acceptable and consistent with the surrounding commercial businesses. It is within the urban area of Chesterton, as indicated on the Local Development Framework Proposals Map. There is an area of trees and green open space directly to the south of the application site, with residential development and Chesterton Primary School beyond.

The main issues to consider in the determination of the application are as follows:

- Design and visual impact

- Impact on amenity
- Impact on highway safety

Design of the development and impact on the area

Paragraph 131 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 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.

Policy CSP1 of the Core Strategy requires that the design of the development is respectful to the character of the area.

The external appearance of the building would be unchanged other than the removal of existing signage, and all internal alterations limited. Existing vehicular access, parking and turning arrangements would remain as existing. Therefore, the proposal is considered acceptable in terms of the scale and design and would be in keeping with the existing buildings and the area.

It is considered that the proposal would not adversely affect the character and appearance of the area, with provision of designated parking, and it would comply with local planning policy and the requirements of the NPPF.

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.

Given the nature of the proposed development, consideration has to be given to noise/vibration during the operational phase of work. Following the submission of a Noise Management Plan the Council's Environmental Health Team have confirmed that they have no objections to the proposal on amenity grounds subject to a condition restricting hours of operation. It is therefore considered that the proposal would not result in undue harm and any potential issues from noise and vibration can be mitigated.

Highway Safety

In the consideration of proposed development, paragraph 115 of the NPPF states it should be ensured that safe and suitable access to the site can be achieved and that significant impacts on the transport network or on highway safety can be mitigated.

Paragraph 116 states 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 of development would be severe.

Policy T16 of the Local Plan asserts 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 or parking problem.

The Highway Authority has confirmed there are no objections subject to the imposition of appropriate conditions regarding provision of cycle parking and a Parking and Servicing Management Plan.

The proposal would provide appropriate access, with adequate parking and turning space, utilising the existing arrangements and would not result in issues of highway safety or on street parking. Accordingly, the proposal is considered acceptable in highway terms and in accordance with Policy T16 of the Local Plan and the requirements of the NPPF.

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

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

Policy T16: Development – General Parking Requirements

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](#)

99/00915/FUL Extensions and alterations

[Views of Consultees](#)

The **Highway Authority** has no objections subject to conditions regarding provision of secure, covered cycle parking, and submission of a parking and servicing management plan.

The **Environmental Health Division** has no objections subject to a condition regarding restriction on hours of operation.

[Representations](#)

None received.

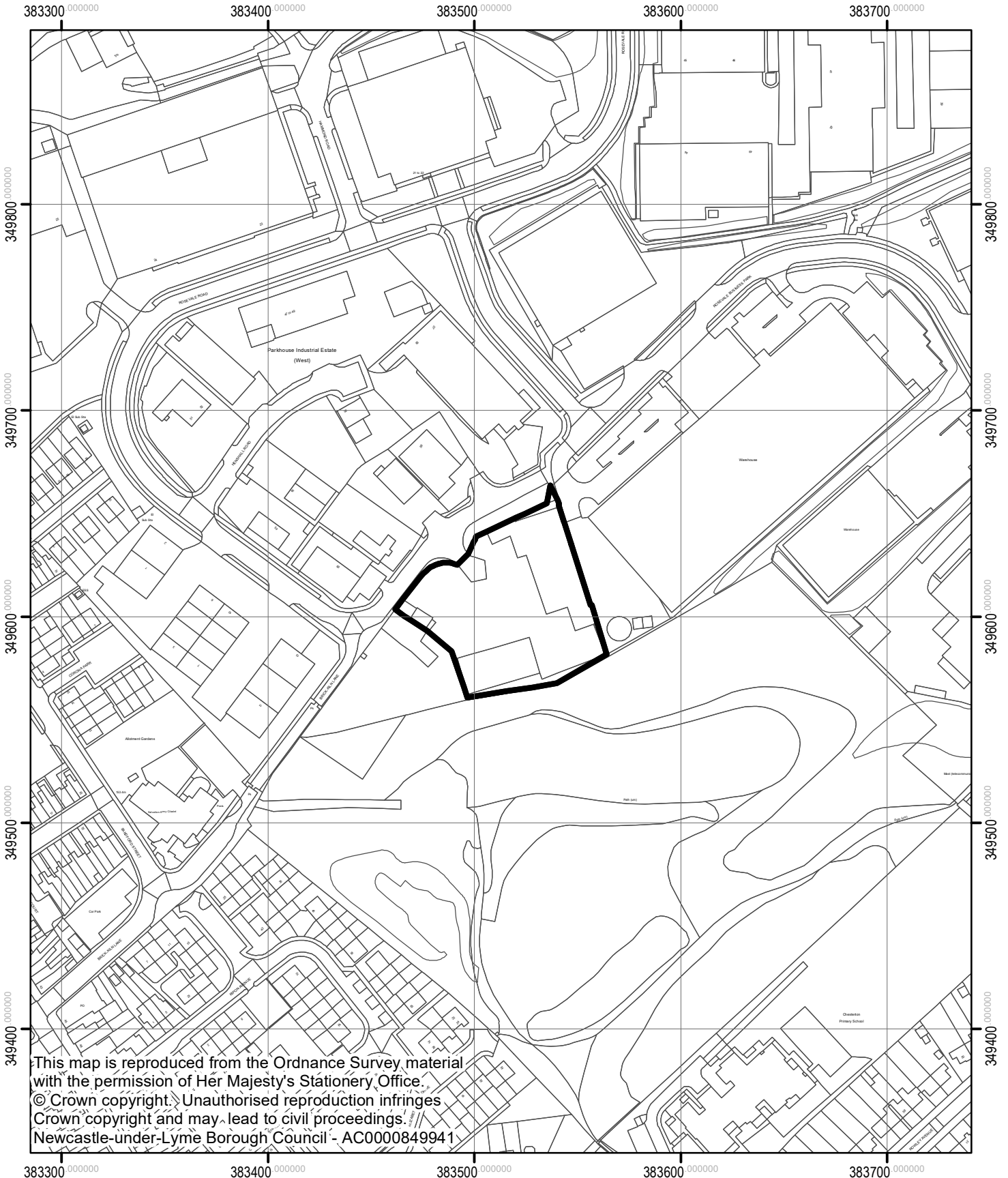
Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

21st October 2024

24/00617/FUL
Units 1 And 2 Brick Kiln Lane
Chesterton Newcastle Under Lyme
Staffordshire ST5 7AS



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Classification: NULBC UNCLASSIFIED

OPEN MARKET, HIGH STREET, NEWCASTLE-UNDER-LYME
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

24/00336/DEEM3

The application seeks full planning permission for a new digital sign/screen for display of advertisements and screening of live broadcasting events.

The application site lies on High Street within the town centre of Newcastle and within the Conservation Area as defined on the Local Development Framework Proposals Map.

The statutory 8-week period for the determination expired on 30th July but an extension of time has been agreed to the 8 November 2024.

RECOMMENDATION

Permit, subject to conditions relating to: -

- i. Time limit condition**
- ii. Approved plans**
- iii. Materials**
- iv. Level of illumination**

Reason for Recommendation

The public benefits of the scheme comprise public safety and information benefits, raising awareness and encouraging positive behaviour, and an economic benefit to the town centre by increasing footfall. It is considered that such benefits would outweigh the limited harm to the character and appearance of the Conservation Area.

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

Additional information has been sought and provided and the proposed development 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 a new digital sign/screen for display of advertisements and screening of live broadcasting events.

The application site lies on High Street within the town centre of Newcastle and within the Conservation Area as defined on the Local Development Framework Proposals Map.

Subject to conditions, the Highway Authority raise no objections to the proposal on highway safety grounds. The sole issue in the determination of the application is therefore considered to be the impact of the development 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 such as a Conservation Area, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208 of the NPPF states 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.

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

The proposal is for the construction of a new digital sign on High Street. The sign itself would measure 5.1m x 2.9m. It would be able to be rotated from portrait to landscape and would be mounted on a post that would be 4.3m in height when set in landscape position and 3.1m when set in portrait position. The maximum height of the sign from ground level would therefore be 8.8m. It is proposed that the supporting column and the screen back and edges and front screen edges would be black in colour to ensure that the unit is as recessive as possible in its setting. It is proposed that the screen will be turned off between the hours of 22.00 and 08:00.

Planning permission was granted earlier this year for the creation of public realm in this part of High Street and the sign is to be sited to the south-east of those works.

In response to the request from the Conservation Advisory Working Party for additional information on what alternative locations have been considered and in particular whether a screen could be placed on a building rather than being free-standing, further supporting information has been received from the applicant.

In close proximity to the main market area, there are only two buildings which are in the control of the applicant, both of which are Grade II Listed. Other locations considered close to the High Street are the buildings on Hassell Street which can be viewed in part from the High Street, but these buildings are not in the control of the applicant. There are a number of issues associated with utilising buildings that are not in the control of the applicant, including the need for extensive checks to ensure that the building is structurally sound and remains fit for purpose, the need for additional infrastructure and the fact that an easement would be required to confirm all legal responsibilities which would require an annual payment to the building owner, further increasing the running costs of the proposal.

The applicant sets out that while there are other options for the location of a free-standing screen in the High Street area, consideration has had to be given to traffic movements both through Hassell Street and around the market areas. Other than the site now proposed, a site adjacent to the Douglas Macmillan Charity Shop was considered but it would not have a clear area for people to sit easily to view the screen without undertaking regular road closures on Hassell Street and it is also closer to key listed buildings such as the Guildhall.

The applicant states that the proposed site was selected due to the large viewing area around it enabling the holding of more town centre events. It is also further away from the listed buildings and the only issue with utilities is a combined sewer which runs down the length of High Street.

Due to the scale of the proposal, it would undoubtedly be prominent in the street scene but given the presence of the existing street furniture and clutter in this area, it is considered that the impact on the character and appearance of the Conservation Area would not be significant. Given that the proposal would lead to less than substantial harm to the significance of the designated heritage asset, in accordance with the NPPF, this harm should be weighed against the public benefits of the proposal.

It is proposed that the screen would be used for a range of activities including community benefit elements, screening of large events including sporting events, and events of national importance as

well as films and other public interest items. There would also be an opportunity to use the screen for community messaging, for example Council/BID/Community and other partner events/promotions/campaigns. Screenings of films, sports and other public interest events would also be proposed. There would be an element of advertising to enable the screen to generate an income to support the running of the screen for the wider benefit, but it is envisaged that the wider benefit and public screenings would be at least 60% of the screen operation time.

In addition to the public safety benefits of providing information on a range of local and national community safety and crime prevention messages aimed at raising awareness and encouraging positive behaviour, the screening of films, sports and other public interest events would provide an economic benefit to the town centre by increasing footfall.

To conclude, it is considered that these benefits would outweigh the limited harm to the character and appearance of the Conservation Area and therefore, the proposal would accord with the policies of the development plan and the aims and objectives of the NPPF.

Reducing Inequalities

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

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

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

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

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

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

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

APPENDIX

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

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

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment

Newcastle-under-Lyme Local Plan (NLP) 2011

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

Other material considerations include:

National Planning Policy Framework (2023)

Planning Practice Guidance (PPG) (as updated)

Supplementary Planning Guidance/Documents

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

Newcastle Town Centre SPD (2009)

Newcastle Town Centre Conservation Area Appraisal (August 2008)

Relevant Planning History

13/00185/DEEM3	New market stalls	Approved
23/00983/DEEM3	Relocation of up to 5 number market stalls and the creation of public realm	Approved

Views of Consultees

The **Council's Conservation Officer** states that the development will add to the street clutter and modern interventions with the town centre and remains to be convinced on how it will relate to the recently approved public realm works in the area. The development will result in less than substantial harm and so it will be down to the consideration of the public benefits of the scheme.

The **Conservation Advisory Working Party** supported the principle of a screen in the Town Centre but some of the Group felt that the proposed location is inappropriate due to the impact on the Conservation Area and in particular, views of the Guildhall. Additional information was requested on what alternative locations have been considered and in particular whether a screen could be placed on a building rather than being free-standing.

The **Environmental Health Division** states that while it is not likely to have a significant impact, the applicant should confirm the maximum lux levels and hours of use.

The **Highway Authority** raises no objections subject to conditions regarding full detailed design information of the sign structure and limiting the intensity of the illumination.

The **Police Designing Out Crime Officer** states that information could be displayed on a range of local or national community safety, crime prevention and general security messages aimed at raising awareness, encouraging positive behaviour, requesting public assistance/information etc for the benefit of all. The bottom of the signage should be high enough from the ground to prevent any attempts at direct interference with it and the width of the supporting column suggests that it shouldn't be easy to climb up. How resistant the digital screen would be to items being thrown at it would be worth the Council understanding, if not already known. The pole-mounted CCTV camera close by could potentially provide some (perceived) guardianship over the digital screen, but it is anticipated that for much of the time, that camera will be viewing in other directions. As far as can be determined, the position and size of the screen should not unduly impact upon the coverage offered by the pole-mounted municipal monitored CCTV cameras located within High Street.

Representations

None received.

Applicant/agent's submission

The submitted documents and plans are available for inspection on the Council's website via the following link;

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00336/DEEM3>

Background Papers

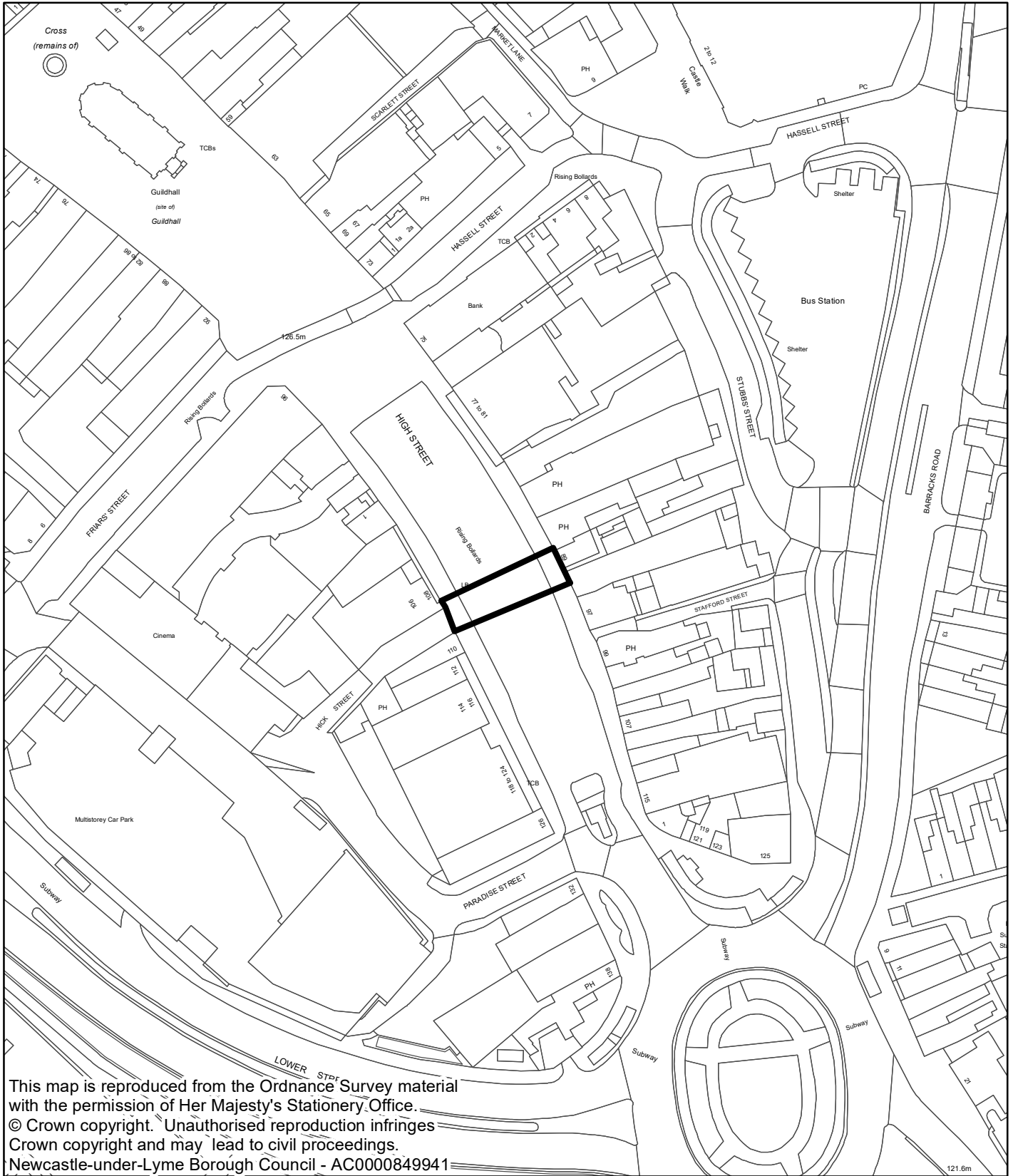
Planning File
Development Plan

Date report prepared

24 October 2024

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Open Market
High Street
Newcastle-under-Lyme



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

The Crossways (Flats 1-3) 36 Ironmarket, Newcastle ST5 1RP (Ref: 24/25004/HBG)

RECOMMENDATION:

That the following grant be approved: -

**£380 Historic Building Grant be given towards repairing 4 timber windows
Newcastle Town Centre Conservation Area.**

Purpose of report

To enable members to consider the application for financial assistance.

The Crossways, Newcastle (town centre)

The application is for refurbishment and repair of the windows on the property. The building is in an important gateway position on the corner of Ironmarket and Ryecroft overlooking both Nelson Place roundabout and Queens Gardens. The building is prominent in the Conservation Area and is considered part of a positive terrace of buildings within the area. The Council recently received an application for removal of the sash windows and replacement with upvc casements (24/00133/FUL) but the application was withdrawn.

Negotiations have taken place with the applicant, and they are now improving the functioning of the windows by repairing them and applying a draught proofing system to improve the thermal efficiency of the windows.

The applicant has received two quotations for the 4 windows on the front and south side elevation and the lowest is £3,792 (inc VAT, which is payable). 10% of this cost is £380.

On behalf of the Conservation Advisory Working Party, the Chair of the group has considered this grant and recommends that the Planning Committee approve the application.

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. For other historic buildings in the Conservation Area, the intervention rate is 10%.

There is sufficient funding to meet this grant application with an allocation this year to the Fund of £17,266. This allows for existing commitments.

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LAND AT DODDLESPOOL, BETLEY reference 17/00186/207C2

The purpose of this report is to provide Members with an update on the progress of the works being undertaken at this site following the planning application for the retention and completion of a partially constructed agricultural track, approved under planning permission 21/00286/FUL.

RECOMMENDATION

That the information be received.

Latest Information

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

Your officers are progressing the appropriate enforcement action against the landowner to ensure that the landscaping works, as required by condition 4 of planning permission 21/00286/FUL, are carried out in accordance with the approved plans at the earliest opportunity.

Date Report Prepared – 24 October 2024

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