

# Public Document Pack

**Date of meeting** Tuesday, 28th January, 2025  
**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 - 8)  
To consider the minutes of the previous meeting.
- 4 APPLICATION FOR MAJOR DEVELOPMENT - LAND AT ST LUKES CLOSE, SILVERDALE. ASPIRE HOUSING. 24/00231/FUL** (Pages 9 - 24)  
This item includes a supplementary report
- 5 APPLICATION FOR MAJOR DEVELOPMENT - VEHICLE STORAGE LAND, LINLEY ROAD, TALKE. NEIL LAWSON, ARNOLD CLARK AUTOMOBILES. 24/00776/FUL** (Pages 25 - 32)
- 6 REGISTER OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES IN NEWCASTLE-UNDER-LYME – 2024 REVIEW** (Pages 33 - 34)
- 7 APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - 3 CHURCH STREET, NEWCASTLE. 24/25006/HBG** (Pages 35 - 38)  
This item includes a supplementary report.
- 8 LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2** (Pages 39 - 40)
- 9 URGENT BUSINESS**

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

## 10 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	

***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.

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# Agenda Item 3

Planning Committee - 03/12/24

## PLANNING COMMITTEE

Tuesday, 3rd December, 2024  
Time of Commencement: 7.00 pm

[View the agenda here](#)

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**Present:** Councillor Paul Northcott (Chair)

<b>Councillors:</b>	Crisp	Holland	J Williams
	Beeston	Hutchison	G Williams
	Burnett-Faulkner	Brown	
	Fear	Gorton	

**Apologies:** Councillor(s) Bryan

**Substitutes:** Councillor Gill Heesom

<b>Officers:</b>	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning Officer

### 1. **DECLARATIONS OF INTEREST**

The Chair declared an interest in item 6. Land at Bath Road, Silverdale – As a member of the Aspire Board.

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

**Resolved:** That the minutes of the meeting held on 5 November, 2024 be agreed as a correct record.

### 3. **APPLICATION FOR MAJOR DEVELOPMENT - 9-11 LIVERPOOL ROAD, NEWCASTLE-UNDER-LYME. MR G CHARALAMBOUS - GEOPAR PROPERTIES. 22/00397/FUL**

Members had a long debate on this item raising concerns on the design of the building and the cumulative impact on the highways in terms of parking.

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

- (i) The proposed development, by reason of its excessive height and its inappropriate design, would result in overdevelopment of the site which would be harmful to the character and appearance of the area.

- (ii) Given the very limited car parking provision within the site,  
the significant additional on-street parking demand that is likely to be created by the development would lead to an exacerbation of congestion and related harm to highway safety on streets in the vicinity of the development.
- (iii) The lack of car parking provision within the site for the use  
of people with disabilities would have an adverse impact on the residential amenity of those occupiers.

[Watch the debate here](#)

**4. APPLICATION FOR MAJOR DEVELOPMENT - LAND TO THE NORTH WEST OF BAR HILL, MADELEY. MR CALLUM FISK. 23/00979/OUT**

*Councillors' Jill Whitmore and Amanda Berrisford spoke on this application*

*Councillor Berrisford declared a prejudicial interest in the application through business interests with the landowner.*

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

- Resolved:** (A) That, subject to the applicant first entering into a Section 106 agreement by 31<sup>st</sup> January 2025 to secure the following:
- £1,205,288.00 towards school spaces
  - £138,968 towards primary care facilities
  - £6,000 towards Travel Plan Monitoring
  - 30% onsite affordable housing
  - Long-term maintenance of the open space on the site
  - If required, financial contribution towards off-site public open space.

The application be permitted, subject to the undermentioned conditions:

- (i) Standard time limits for submission of reserved matters and commencement of development
- (ii) Approved plans and supporting documents
- (iii) Reserved matters submission to comply with the principles of the Design and Access Statement
- (iv) Drainage design
- (v) Visibility splays
- (vi) Offsite highway works
- (vii) Travel Plan
- (viii) Construction Environment Management Plan
- (ix) Unexpected land contamination
- (x) Noise mitigation measures
- (xi) Tree and hedgerow protection measures
- (xii) Arboricultural Method Statement
- (xiii) Archaeological investigation

- (xiv) Biodiversity and ecology enhancement measures
  - (xv) Detailed Biodiversity Net Gain Assessment and Plan
  - (xvi) Approval of details of play facilities and timing of provision of open space and these facilities
  - (xvii) Mineral Recovery Plan
- (B) That, should the Section 106 obligations referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured, the development would fail to be acceptable in planning terms and would not achieve sustainable development outcomes; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

[Watch the debate here](#)

5. **APPLICATION FOR MAJOR DEVELOPMENT - LAND AT BATH ROAD, SILVERDALE. DURATA DEVELOPMENT LTD. 24/00101/FUL**

**Resolved:** (A) That, subject to the applicant entering into a Section 106 obligation by 31<sup>st</sup> January 2025 to secure the provision of off-site Biodiversity Net Gain on an alternative site within the borough,

the application be permitted, subject to the undermentioned conditions:

- (i) Time limit
- (ii) Approved plans
- (iii) Materials, boundary treatment and hard surfacing details
- (iv) Landscaping scheme
- (v) Hours of construction
- (vi) Construction management plan
- (vii) Access, parking, turning areas and relocated lighting columns in accordance with submitted plans
- (viii) Reinstatement of footway
- (ix) Visibility splays
- (x) Relocation of bus stop
- (xi) Tree protection
- (xii) Levels
- (xiii) Contamination
- (xiv) Recommendations of Preliminary Ecology Appraisal
- (xv) Installation of bat boxes
- (xvi) Remedial stabilisation works
- (xvii) Drainage details
- (xviii) Affordable Housing

- (B) That, should the Section 106 obligation referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured, the development would fail to be acceptable in planning terms; or, if he considers it appropriate, to extend the period of time within which the obligations can be secured.

[Watch the debate here](#)

*Councillor Northcott returned to the Chair*

6. **APPLICATION FOR MAJOR DEVELOPMENT - LAND BETWEEN APEDALE ROAD AND PALATINE DRIVE, CHESTERTON. GLEESON DEVELOPMENTS. 24/00594/FUL**

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

- (I) Approved plans
- (II) Replacement tree planting
- (III) Any other conditions which are still relevant to the original decision

[Watch the debate here](#)

7. **APPLICATION FOR MAJOR DEVELOPMENT - FORMER JUBILEE BATHS, NELSON PLACE, NEWCASTLE. INTEGRITAS PROPERTY GROUP. 24/00576/FUL**

*Revised recommendation proposed by Councillor Heesom and seconded by Councillor Crisp*

Members raised concerns on the parking provision.

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

Given the limited car parking provision within the site, the significant on-street parking demand that is likely to be created by the development would lead to an exacerbation of congestion and related harm to highway safety on streets in the vicinity of the development.

[Watch the debate here](#)

8. **APPLICATION FOR MINOR DEVELOPMENT - UNITS 10 - 14 & 35 - 39 PARKHOUSE INDUSTRIAL ESTATE EAST. NEWCASTLE UNDER LYME BOROUGH COUNCIL. 24/00707/DEEM3**

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

- (i) Standard time limit

- (ii) Approved plans
- (iii) New roofing materials to be dark/recessive in colour

[Watch the debate here](#)

9. **APPLICATION FOR MINOR DEVELOPMENT - BATHPOOL PARK, BOATHORSE ROAD, KIDSGROVE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 24/00723/DEEM3**

**Resolved:** That the application be permitted subject to the following:

- (i) Standard advertisement conditions

[Watch the debate here](#)

10. **NON-DETERMINATION APPEAL IN RELATION TO OUTLINE PLANNING PERMISSION 24/00162/OUT FOR THE CONSTRUCTION OF UP TO 150 DWELLINGS AT LAND SOUTH OF ECCLESHALL ROAD, LOGGERHEADS**

Consideration was given to a report in connection with a non-determination appeal at land south of Eccleshall Road, Loggerheads.

Members were asked if they agreed with the officers arguments in proposing refusal of the application as set out in the report.

**Resolved:** That the report be accepted.

[Watch the debate here](#)

11. **APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANT) - ST MARGARETS PRIMARY SCHOOL, KNUTTON ROAD, WOLSTANTON. 24/25005/HBG**

**Resolved:** That the following grant be approved: -

£5,000 Historic Building Grant be given towards conservation repairs at St Margarets Primary School, Wolstanton

[Watch the debate here](#)

12. **UPDATE ON 5 BOGGS COTTAGES**

**Resolved:** (i) That the information be received  
(ii) That an update report be brought to committee in two months' time

[Watch the debate here](#)

*The Chair asked that it be moved to extend the guillotine for the meeting and to aim to have all business completed by 10.30pm. This was agreed*

13. **INFORMATION ITEM - HIGHWAY ACCESS AND SAFETY, BALDWINS GATE**

***Planning Committee - 03/12/24***

**Resolved:** That the information be received

[Watch the debate here](#)

14. **URGENT BUSINESS**

There was no Urgent Business.

15. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 10.05 pm



**LAND AT ST LUKES CLOSE, SILVERDALE**  
**ASPIRE HOUSING**

**24/00231/FUL**

The application seeks full planning permission for the construction of 42 dwellings split across a 3-storey building (comprising 30 no. 1 and 2-bed apartments) and 3 no. 2-storey buildings, each housing 4 no. 1-bed units. The proposal also includes the formation of amenity space, hard and soft landscaping works, provision of access and associated engineering work.

The application site is positioned at the junction of Station Road with Sneyd Terrace within the established urban area of Silverdale, as indicated by the Local Development Framework Proposals Map. The site also lies adjacent to, but not within, the Silverdale Conservation Area.

Properties from St Lukes Close previously comprised a series of 14 bungalows, however the removal of these buildings and site clearance works, has already taken place. The site comprises previously developed land.

**The 13-week determination period expired on the 16<sup>th</sup> July 2024, however the applicant has agreed to an extension of time until 14<sup>th</sup> March 2025.**

**RECOMMENDATION**

**PERMIT subject to the following conditions:**

1. Time limit
2. Approved plans
3. Materials, boundary treatment and hard surfacing details
4. Landscaping scheme
5. Hours of construction
6. Construction management plan
7. Cycle parking
8. Travel Plan
9. Tree protection
10. Levels
11. Contamination
12. Recommendations of Preliminary Ecology Appraisal
13. Management and delivery of onsite BNG
14. Remedial stabilisation works
15. Drainage details including Surface Water Management Plan
16. Survey of culverted watercourse and remediation if necessary
17. Affordable housing provision

**Reason for Recommendation**

The site provides a highly sustainable location for residential development. The design and layout would integrate well with the established character of the surrounding area and subject to conditions, the proposal would have no impact on the character and appearance of the Conservation Area, Listed Church, residential amenity, trees or ecology. Additional highway related information has been received and further comments of the Highway Authority are awaited.

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

Amended plans and additional information have been sought and received and the proposal is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework as amended.

**KEY ISSUES**

The application seeks full planning permission for the construction of 42 dwellings split across a 3-storey building (comprising 30 no. 1 and 2-bed apartments) and 3 no. 2-storey buildings, each housing 4 no. 1-bed units. The proposal also includes the formation of amenity space, hard and soft landscaping works, provision of access and associated engineering work.

The application site is positioned at the junction of Station Road with Sneyd Terrace within the established urban area of Silverdale, as indicated by the Local Development Framework Proposals Map. The site also lies adjacent to, but not within, the Silverdale Conservation Area.

Properties from St Lukes Close previously comprised a series of 14 bungalows, however the removal of these buildings and site clearance works, has already taken place. The site comprises previously developed land.

The main issues in the consideration of the application are:

- The principle of residential development in this location;
- Design and impact on the character and form of the area and the adjacent Conservation Area;
- Impact on residential amenity;
- Parking and impact on highway safety;
- Impact on trees,
- Ecology and Biodiversity Net Gain and
- Developer Contributions.

#### The principle of residential development in this location;

The application site is located within the defined district centre of Silverdale, which falls within the urban area of the borough. Part of the site was formerly host to 14 residential bungalows along with supporting highway infrastructure.

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

Paragraph 124 of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The site's location within Silverdale is considered to represent a sustainable location for new residential development where occupants of the proposed dwellings would have good access to a variety of services and facilities as well as public transport links and suitable pedestrian and cycle routes.

In addition to the sustainable location of the site, the site would also represent previously developed, or brownfield land. Paragraph 128 of the NPPF states that substantial weight should be afforded to the value of using brownfield land within settlements for homes and other identified needs.

The use of brownfield land for residential development reduces the pressure on redeveloping greenfield sites within the borough and helps protect natural habitats. By supporting development of this nature in in this location the council can seek to meet housing needs whilst adhering to the NPPFs goals of economic, social and environmental sustainability.

Therefore, the principle of residential development in this location is considered to be acceptable and in accordance with the aims and objectives of the NPPF.

#### Design and impact on the character and form of 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 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.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that “buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line”. R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

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

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

The application site extends to approximately 0.7 hectares. It begins at the junction of Station Road with Sneyd Terrace and continues to extend westwards towards the boundary with properties along Ash Grove. The site was formerly host to 14 bungalows and a two storey communal building; these structures have however now been demolished and the site cleared.

The residential development would be split between a detached, 3-storey building positioned to the east of the site and three pairs of two-storey buildings towards the western area of the site. A new point of access would be provided from Station Road which would lead to a private road sited along the northern edge of the site.

The main 3-storey apartment building would front onto Station Road, but would also have an active frontage towards Sneyd Terrace that would be visible in certain angles through the strong landscape buffer that is to be retained to the south-eastern boundary of the site.

The building would feature a series of gabled roofs that would be constructed from traditional tiles. The element of the building that fronts onto Station Road would utilise hanging tiles that would carry on from the roof, down onto the facing elevations of the second and first floors, with the ground floor constructed from a lighter colour in contrast and to give the perception of a plinth. The remaining buildings would be constructed from a light red facing brick and contrasting roof tile. Modern rectangular fenestration is proposed throughout, with elements of feature window surroundings for added architectural interest.

The remaining apartments would be housed within the ‘walk-up’ apartments which are comprised of three, 2-storey buildings positioned in the western corner of the site. Externally these buildings have the appearance of a more traditional semi-detached style property that would continue the use of a materials palette to complement that of the main apartment building.

Landscaping is proposed around the edges of the site, with a particular focus in the south-eastern and south-western corners to provide high quality, communal space for residents. Parking would be provided within a communal car park that is screened by the proposed building and existing properties along Sneyd Terrace.

The scheme was considered by an independent Design Review Panel prior to the submission of the application, as encouraged by the National Planning Policy Framework. A summary of the comments and feedback provided by the panel are as follows;

- The position of the apartment building enables a strong frontage to Station Road and its scale and massing is in keeping with the site context

- The Panel liked the clean appearance of the building. The choice, detail and application of the materials will be crucial to achieving the appearance of the building as envisaged.
- The panel did not feel that the development would harm St Lukes Church or its setting but encouraged that reference to reinforce the character of the conservation area through the development should be encouraged.
- Strengthen the landscape approach by undertaking a site-wide strategy encompassing open spaces, parking, tree planting, boundaries, designing out left over spaces etc.
- Undertake a place-based approach for the walk-in apartments which should be as a group;
- Seek opportunities to connect the buildings with the spaces i.e. the walk-in apartments overlooking the open space, a visual connection at the apartment building entrance to the external spaces, using the materials for the buildings within the landscape etc. and
- The provision of a material palette and detail which references the conservation area.

It is considered that the recommendations of the DRP have been taken on board and where possible have helped shaped the current design in terms of plot positioning, boundary treatments and amenity space provision.

Objections have been received from local residents raising concerns over the scale of the 3-storey apartment building on the basis that it fails to respect the character and appearance of the local area, and would result in harm to nearby heritage assets.

Both the Council's Conservation Officer and the Conservation Advisory Working Party (CAWP) have raised no objections to the proposal in relation to the impact that this would have on the adjacent Conservation Area. The Conservation Officer considers that the scheme retains a good sense of spaciousness and is a thoughtful scheme that makes good use of the land. The Grade II listed St Lukes Church is positioned approximately 106m north east of the application site. It is not considered that the proposed development would have an adverse impact on its setting or significance given the appearance of the intervening landscaping and the appropriate design of the building. The Conservation Officer considers that the views within and around the Conservation Area would remain unharmed, and this view was shared by the Design Review Panel.

There are no objections to the scale, positioning or design of the walk-up apartments. Their scale, placement and material palette represent a sympathetic addition to the site that would not result in any harm to the amenities of the wider area.

Whilst the concerns regarding the scale of the apartment building are noted. The building is of notable high design quality and would provide a landmark building within Silverdale that would be a positive attribute to the vernacular of the area. Whilst it is accepted that three storey buildings may not be the prevailing building type within the area, that is not to say it would be unacceptable. The southern elevation of the building is set back notably from the Sneyd Terrace streetscene and would be screened by a mature band of tree coverage, softening its presence within the immediate street scheme. Whilst this would not necessarily be applicable to the views achieved from Station Road, it is considered that the design and architectural detail incorporated into the building ensures that this elevation would not appear as a stark or dominating addition to this part of the street scene.

Furthermore, the topography of the surrounding area would further help to assist in the assimilation of the 3-storey building into the wider landscape. The residential development to the north of the site known as Silverdale Sidings is sited in an elevated position above the application site and so whilst these properties are two storey in height, the raised ground level provides them with a more imposing appearance in terms of height that would be comparable when viewed from wider vantage points to that of the proposed main apartment building.

Boundary treatments along frontages and the private garden spaces that front onto the highway and service road would be comprised of metal railings along with planted hedgerows. Such a boundary treatment in these more visually prominent positions is considered to be an acceptable solution, and the incorporation of planting would help to further soften the appearance of the scheme. Other boundary treatments across the site include a combination of close boarded fencing, picket fencing and brick walls. The scheme as shown on the submitted boundaries plan is considered to be acceptable and can be appropriately secured by a condition.

It is considered that the materials to be used in the construction of the buildings plays a very important role in the finished quality and appearance of this development. Queries had been raised throughout the pre-application process about the use of a hanging tile on the eastern wing of the main apartment building. This hanging tile would be used in the construction of the pitched roof and then cascade down onto the second and first floors of the building. The ground floor and remainder of the building would be constructed from a light red facing brickwork. Whilst full and precise details of the facing materials have yet to be provided, the applicant has provided some illustrative and real life examples of the visual effect that the use of the hanging tile is seeking to achieve. This use of roofing material as an exterior cladding is considered to provide a modern contemporary appearance to the building whilst still reflecting the prevailing material palette for the area. The placement of the hanging tiles on the elevation would also provide the perception of a plinth, to add further depth and interest to these focal elevations of the building. A similar palette of materials would then also be utilised in the construction of the walk-up apartments so that each of the design elements complements the other.

Your officers consider that subject to securing an appropriate pallet of materials, full and precise details of which can be secure by condition, the arrangement as proposed would appear as an appropriate addition to the application site and wider street scene. Conditions should also be attached to secure any hard surfacing details, guttering/rainwater goods, fenestration and balcony details.

#### Impact on 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.

Supplementary Planning Guidance (SPG) Space about Dwellings provides advice on environmental considerations such as light, privacy and outlook.

Concerns have been raised from members of the public that the development would result in a loss of privacy, notably as a result of the increased height associated with the main apartment building.

There would be no breach of the guidance contained within the SPG in relation to the separation distances between the proposed dwellings and the existing dwellings that surround the application site. Whilst it is accepted that the increased scale of the building would result in building being more prominent in views from neighbouring properties, this would not be at the loss of their privacy. The southern elevation of the building would be 13.8m from the boundary of the nearest dwelling on Sneyd Terrace, with 24m between facing elevations. The land separating the buildings would then be interspersed with new landscaping and amenity garden space which would ensure that the views from the development would not be overbearing to the extent that would result in a loss of privacy to these dwellings.

Objections have also been received noting that the internal floor space of the apartments does not accord with the National Prescribed Space Standards. This is acknowledged and careful assessment of the proposed flats has taken place. A typical 2-bed apartment within the scheme is circa 55sqm and a 1-bed apartment circa 43 sqm against recommended standards of 61sqm and 50sqm respectively. It is important to recognise that this is a 100% affordable scheme and on balance, the slight shortfall in floor space is considered acceptable with the future occupiers of the development having an acceptable level of amenity.

The Environmental Health Officer raises no objections to the proposal subject to conditions to secure appropriate site investigations as well as hours of construction and a construction management plan.

Staffordshire Police have commented on the proposals and are largely supportive of the scheme but have made a number of recommendations to provide enhanced security for future residents and members of the public. The applicant has taken on board these comments, and as a result have made a number of amendments to the scheme which has included the introduction of blunt topped railings where the railing would be over a low boundary wall in order to safeguard private and communal amenity spaces. In addition, changes to the internal security arrangements have been made to safeguard internal access to the building. It is considered that a condition should be attached to any permission granted to secure full and precise details of external lighting, CCTV installation and security access

controls to the apartment building.

Sufficient waste storage has been provided. A bin collection point dedicated to the 3-storey apartment building would be sited to the west of the main building, with three further bin storage locations to serve each of the apartment buildings.

In light of the above it is considered that the development would be capable of providing an acceptable level of amenity to both the occupants of the proposed dwelling and those in neighbouring dwellings.

#### Parking and impact on highway safety

Paragraph 115 of the NPPF states that, amongst other points, development should provide a safe and suitable access to the site for all users.

Paragraph 116 of the NPPF 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 on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The former residential development was served by an existing access point off Station Road onto St Lukes Close. The development would not utilise this existing access point and instead a new point of access is proposed further north along Station Road. Pedestrian access to the site would be taken from two points along Station Road, one of which follows the route of the new access road, and the other from an existing point of access further south along the western boundary.

The application is accompanied by a Residential Travel Plan which aims to introduce several measures to reduce single occupancy car trips. This includes a travel plan co-ordinator being appointed to promote measures to support future occupiers to make trips by means other than the private car and encouraging and incentivising all new residents of the development to utilise existing public transport facilities and services.

The Highway Authority has sought further clarification/additional information on access, internal road layout and parking provision. Information has been received and the comments of the Highway Authority are expected imminently. Their comments will be set out in a supplementary report to Members.

#### Impact on Trees

Policy N12 of the Local Plan states that the Council will resist development that would involve the removal or any visually significant tree, shrub or hedge, whether mature or not, unless the need for development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting and design.

The application is accompanied by an Arboricultural Impact Assessment, Tree Survey and Tree Protection Plan.

The layout and presence of existing trees on site has influenced the siting and design of the application building with the aim of retaining as much existing landscaping as possible. 16 trees are proposed for removal to facilitate the scheme, but of these 16 trees only 2 are of Category B quality, with the remaining group of trees assessed as being of low quality (Category C).

The Landscape Development Section have expressed concerns at the loss of the two category B trees and have also asked for provision of a more detailed hard and soft landscaping strategy with particular reference to the footpath, and how this would be created. They also note that any benches within the Root Protection Areas of retained trees should be positioned on no-dig bases.

Whilst the loss of these trees is unfortunate given their moderate amenity value, it is considered that the applicant has worked positively and proactively to retain as many of the trees on site as possible. This includes the retention of all of the high quality trees positioned in the south eastern corner of the

site, along the frontage shared with Sneyd Terrace and Station Road, which together are of significant amenity value.

A Landscaping Strategy Plan has also been provided with the application that proposes new tree planting and areas of wildflower lawn and bulb/ornamental planting to enhance the biodiversity and landscape value of the site. A condition can secure full and precise details of the landscaping measures proposed, however it is considered that the landscaping strategy put forward would be sufficient to compensate the loss of trees on the site.

A further condition is recommended to secure the tree protection and method works as outlined within the submitted information to secure appropriate protection and mitigation measures for those trees that are to be retained.

### Ecology and Biodiversity Net Gain

Saved Policy N3 of the Local Plan states that development proposals will be expected to avoid or minimise any adverse effects and, where appropriate, to seek to enhance the natural heritage of the Borough. This includes measure to retain habitats/features of nature conservation and protect them from adverse impacts and to replace habitats/features on at least an equivalent scale where the Council agrees that the loss of wildlife habitats cannot be avoided.

The application is supported by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment.

The PEA indicates that the application site is comprised of amenity and poor semi-improved grassland, scrub, introduced shrub, bare ground, individual trees and hard standing. It goes on to identify that the loss of bare ground could disturb connectivity routes for Great Crested Newts and so a Precautionary Method of Works is recommended and should be detailed within any construction management plan. Similar recommendations are also made in relation to nesting birds, and other species such as hedgehogs and toads. A condition can be attached to any permission granted to secure these mitigation measures as well as the enhancement measures recommended within sections 4.1 and 4.2 of the PEA.

Now turning to the requirements for Biodiversity Net Gain (BNG). The assessment provided with the application indicates that the scheme is expected to achieve a 16.81% net gain on site based on the proposal as described and the landscape masterplan. The development therefore has provided statutory net gains on site, and a condition will be attached to any permission granted to secure full and precise details for the management and delivery of BNG on the site.

Therefore in light of the above the development is considered to be acceptable with regards to ecology and biodiversity.

### Developer Contributions

CSP10 'Planning Obligations' requires developers to have regard to the consequences that may arise from development. The policy sets out a number of areas which should be considered including transport, infrastructure, affordable housing, education and community facilities, open spaces, sports and recreation facilities and environmental improvements and mitigation.

Section 122 of the Community Infrastructure Levy (CIL) 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 following financial contributions have been requested from consultees;

- The Landscape Development Section have requested a financial contribution of £83,685 for off-site Public Open Space improvements to be used at Silverdale Park

- The Staffordshire and Stoke-on-Trent Integrated Care Board have requested a sum of £23,535 to be applied towards the development/adaptation/expansion or primary care facilities in alignment with strategic estates plannings for the Primary Care Networks.
- Staffordshire County Council Highway Authority requests a travel plan monitoring sum of £3,000.

These are considered to meet the tests identified in the NPPF and are compliant with Section 122 of the CIL Regulations.

The applicant has however put forward a viability case and contends that making the required contributions would render the application unviable, as a result the Viability Assessment has been independently assessed and the Local Planning Authority accepts this position. Therefore the financial contributions requested are considered to tip the balance in terms of the viability of the development and will not be pursued by the council given the circumstances. Although the lack of developer contributions is unfortunate, it must be recognised that the proposal puts forward a number of benefits, most notably the provision of 42 affordable new dwellings which will make a good contribution to the councils housing supply.

### Reducing Inequalities

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

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions. People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

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

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

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

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



## **APPENDIX**

### **Policies and proposals in the Development Plan relevant to this decision:**

#### Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

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 CSP2: Historic Environment  
Policy CSP3: Sustainability and Climate Change  
Policy CSP4: Natural Assets

#### Newcastle under Lyme Local Plan 2011

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside  
Policy T16: Development – General Parking Requirements  
Policy N12: Development and the Protection of Trees  
Policy N17: Landscape Character – General Considerations  
Policy N3: Development and Nature Conservation  
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 B14: Development in or Adjoining the Boundary of Conservation Areas

### **Other Material Considerations**

#### Supplementary Planning Guidance/Documents

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

#### National Planning Policy Framework (2024)

#### Planning Practice Guidance (March 2019, as updated)

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

#### Supplementary Planning Guidance/Documents

#### Developer contributions SPD (September 2007)

#### Affordable Housing SPD (2009)

#### Newcastle-under-Lyme Open Space Strategy – adopted March 2017

#### 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

NNB09728 - The erection of 15 old persons dwellings and Tenants Meeting Hall – Permitted

23/00442/DEM - Application for Prior Notification of proposed demolition of the existing buildings on site comprising of 14 prefabricated post-war style bungalows and a two storey community centre (known as 'The Brighton') – Permitted

### Consultation Responses

**The Conservation Officer** considers the application a thoughtful scheme that makes better use of the land but retains a sense of spaciousness around the building. The simple materials palette will blend well with the adjacent buildings and the views in and around the conservation area remain unharmed.

The **Conservation Advisory Working Party** felt that given the considerable set back from the highway and the retention of mature landscaping and trees, the scheme is unlikely to have any harmful impact upon the character of the area and views into the Conservation Area.

**Silverdale Parish Council** objects on the following grounds;

- The proposed residential accommodation does not reflect the housing needs of Silverdale's elderly populations or the loss of previous specialist provision on the site
- Align relationship of the application site with the development of Brighton House
- The impact of the height and massing of the building on the conservation area, St Luke the Evangelist Church and the visual amenities of the area.
- Scale and appearance out of character with the locality
- Insufficient parking provision
- Overdevelopment
- Apartments do not comply with Nationally Prescribed Space Standards

The **Staffordshire County Council Archaeologist** raise no concerns regarding the application.

Staffordshire County Council as **Highway Authority** has sought further clarification/additional information regarding access, internal road layout and parking provision. Information has been received and further comments are expected imminently. Their comments will be set out in a supplementary report to Members.

Staffordshire County Council as **Lead Local Flood Authority** has no objections subject to conditions.

**Staffordshire and Stoke-on-Trent Integrated Care Board** have requested a financial contribution of £23,535 to be targeted towards supporting the future development/adaptation/expansion of primary care facilities.

Staffordshire County Council as the **Education Authority** have concluded that no education contribution is required.

**Severn Trent Water** raise no objections to the proposal subject to conditions to secure plans for foul and surface water flows.

The **County Minerals Authority** have no comments to make on the proposal.

The **Environmental Health Division** have no objections subject to conditions in relation to land contamination, remediation and a construction environmental management plan.

**Cadent** have no objections but request that an informative is added to any permission granted.

The **Landscape Development Section** raise concerns regarding the loss of the 2 category B trees and make a number of recommendations in relation to the hard and soft landscaping strategy, placement of benches within RPAs and Public Open Space contributions.

**Staffordshire Police** make several recommendations in terms of boundary treatments, apartment security, natural surveillance of car parks and security of communal amenity areas.

### Representations

Thirteen letters of objection have been received raising the following concerns: -

- Increased congestion and parking on Station Road
- Loss of privacy to existing residents
- Scale and massing of the development is not in keeping with the local area
- Lack of sufficient amenities and infrastructure to support additional development
- Apartment sizes are below the National Prescribed Space Standards
- Harm to the Conservation Area and Grade II listed St Lukes Church
- Too close to existing residential properties
- General needs housing is not suitable; the site should be earmarked for over 55s
- Overdevelopment

One letter of support has been received highlighting the positives of general needs housing and development of an area that needs modernising.

One further comment has been received referring to the need to integrate swift bricks into the proposed development.

#### Applicants/agents 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/24/00231/FUL>

#### Background Papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

17<sup>th</sup> January 2025

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**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**28<sup>th</sup> January 2025**

**Agenda Item 4**

**Application Ref. 24/00231/FUL**

**Land at St Lukes Close, Silverdale**

Since the publication of the agenda report additional comments have been received from the **Highway Authority**. They raise no objections subject to conditions regarding a detailed scheme for the remediation and retention of the land off Station Road, a scheme for off-site highway improvements on Station Road, a Construction Environmental Management Plan, construction of vehicular access onto Station Road, cycle parking facilities, surfacing of private driveways, car parking, access, servicing and circulation areas in a bound material, a car park management scheme. A residential monitoring fee of £3,000 is required.

**Officer's comments**

The scheme proposes 35 parking spaces for 42 units which equates to an 83% provision. While proposed parking levels would be below the maximum number recommended, an analysis of schemes for similar end users demonstrates a parking provision of on average, 57%. This includes Holborn Place in Newcastle which has a 54% provision of parking spaces to apartments. Given the target demographic, it is accepted that this type of scheme is expected to have a lower car ownership level than a standard residential scheme and given that the site benefits from good sustainable transport links and local amenities/facilities within the surrounding area, the level of parking is considered acceptable. A condition requiring a car park management scheme is recommended.

**Recommendation**

The recommendation in the main agenda report is revised to include additional conditions as follows:

**PERMIT subject to the following conditions:**

1. **Time limit**
2. **Approved plans**
3. **Materials, boundary treatment and hard surfacing details**
4. **Landscaping scheme**
5. **Hours of construction**
6. **Scheme for the remediation and retention of the land off Station Road**
7. **Scheme for off-site highway improvements on Station Road**
8. **construction of vehicular access onto Station Road**
9. **Surfacing of private driveways, car parking, access, servicing and circulation areas in a bound material**
10. **Car park management scheme**
11. **Construction Environmental Management Plan**
12. **Cycle parking**
13. **Travel Plan**
14. **Tree protection**
15. **Levels**
16. **Contamination**
17. **Recommendations of Preliminary Ecology Appraisal**
18. **Management and delivery of onsite BNG**
19. **Remedial stabilisation works**
20. **Drainage details including Surface Water Management Plan**
21. **Survey of culverted watercourse and remediation if necessary**
22. **Affordable housing provision**

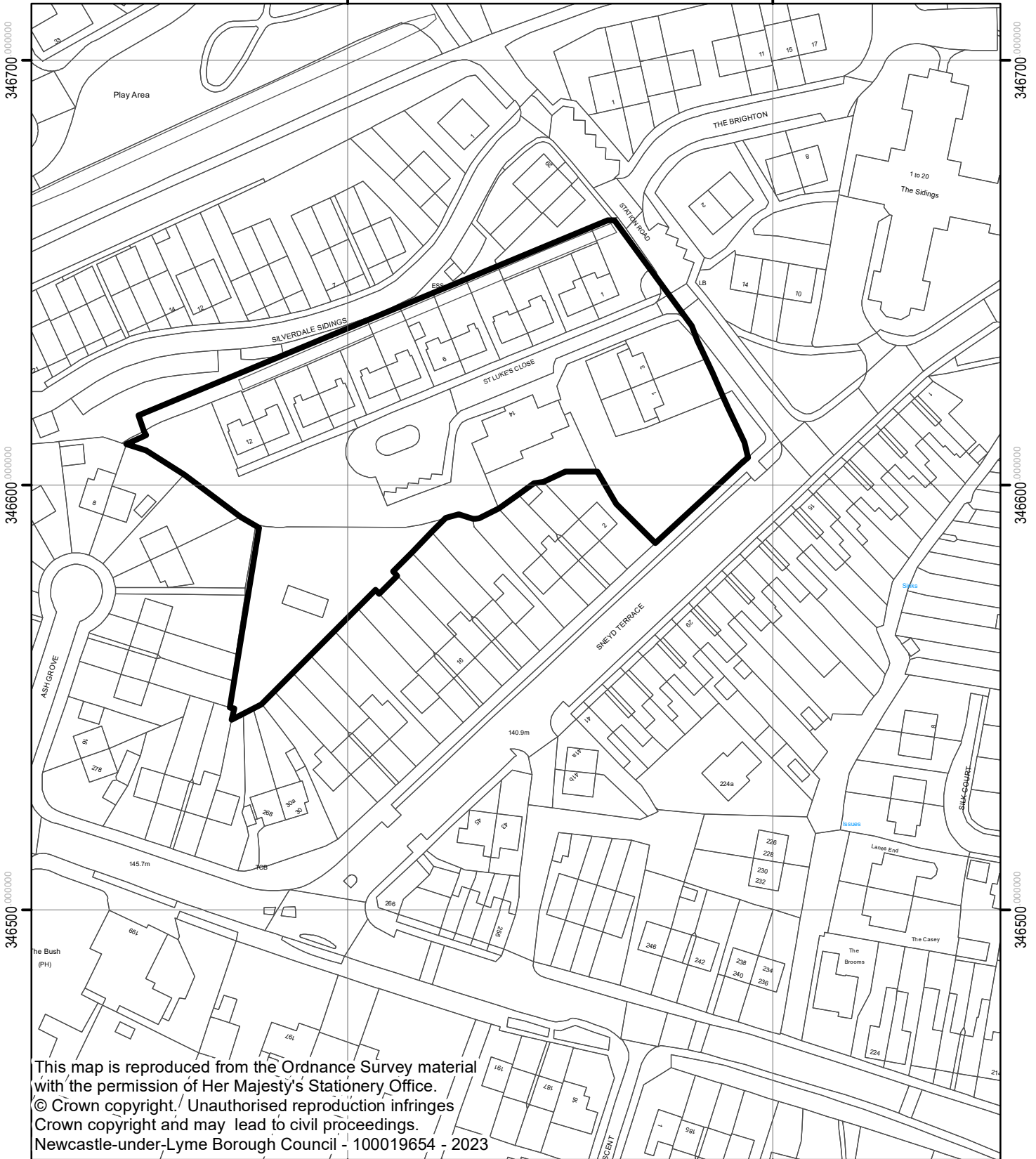
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**23/00231/FUL**  
**Land At St Lukes Close**  
**Silverdale**  
**ST5 6JS**



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**VEHICLE STORAGE LAND, LINLEY ROAD, TALKE**  
**NEIL LAWSON, ARNOLD CLARK AUTOMOBILES**

**24/00776/FUL**

Planning permission is sought for the variation of condition 2 of planning permission 24/00307/FUL (New HGV Service Centre Building).

The site forms part of an existing vehicle storage area which is located on Linley Road Talke. The application site is located within the urban area of the Borough, as indicated on the Local Development Proposals Framework Map.

**The 13-week period for the planning application expired on the 24<sup>th</sup> January 2025 however an extension of time has been agreed until the 31<sup>st</sup> January.**

**RECOMMENDATIONS**

**PERMIT subject to conditions relating to the following matters:**

1. Time limit
2. Approved plans
3. Materials
4. Parking and turning spaces
5. Limit on construction hours
6. Limit on operational hours
7. Construction and Environmental Management Plan
8. Dust control and mitigation
9. Noise details of any refrigeration and air conditioning units
10. Contaminated Land
11. Waste Storage
12. Surface water drainage design

**Reason for Recommendations**

The visual changes to the proposal are not considered to be harmful or significant and are therefore in compliance with policies CSP1 of the CSS, Saved policy E3 of the LP and paragraphs 131 and 135 of the NPPF.

**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.

**Key Issues**

Full planning permission was granted in September 2024 (Ref. 24/00307/FUL) for a new HGV service centre building at an existing vehicle storage area which is located on Linley Road, Talke. This application now seeks to vary condition 2 of the permission to allow for a change to the footprint of the approved building.

An application such as this can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

In deciding an application under section 73 the local planning authority must only consider the condition/s that are the subject of the application, it is not a complete re-consideration of the application.

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. A decision notice

describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission.

This application originally sought to raise the height of the building, however amended plans have been submitted which demonstrate that the height of the building will remain the same as originally approved.

The sole difference between the proposals as originally approved and the new application is an alteration to the footprint of the proposed building.

The Highway Authority have raised no objections to the proposal subject to conditions and it is not considered that there are any highway safety implications resulting from the changes to the scheme. On this basis the key consideration is whether the amended design would have an adverse impact on the character and appearance of the area.

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

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.

The Urban Design Supplementary Planning Document indicates at Policy E3 that business development should be designed to contribute towards improving the character and quality of the area.

The application site is bounded by Linley Road to the south, industrial and commercial development to west and south-east and by residential development to the north-east. The site is clearly visible from Linley Road however it does benefit from a good amount of screening to the west, east and north in the form of an established tree line. No trees are proposed to be removed as part of the development.

The scheme as originally approved comprised a large warehouse style building measuring 25m x 35m with a dual pitched roof arrangement with an eaves height of 6m and a total ridge height of 7.2m. The revisions to the scheme would see the footprint of the building reduced to 22m x 27.7m, which would result in a slighter wider elevation facing onto Linley Road to the south. The overall height of the building would remain as previously approved.

The alterations to the footprint of the building would result in a modest visual change to the overall site, however, like the original proposal it is considered that the proposal would be a suitable addition to this existing commercial site and would not result in any adverse impact to the surrounding area.

Therefore, in light of the above the proposed development is not considered to raise any adverse implications in relation to the character or appearance of the wider landscape and would accord with the policies of the development plan and 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 the decision on the planning application:-

#### 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 CSP3: Sustainability and Climate Change

#### Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements  
Policy T18: Development – Servicing Requirements

### Other Material Considerations include:

National Planning Policy Framework (NPPF) (2024)

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

16/00367/FUL - Formation of vehicle distribution and storage compound and erection of a building to be used as storage and vehicle preparation, with offices and facilities – permitted

17/00616/FUL - 6 bay vehicle preparation building and separate modular offices/canteen and welfare facilities building, all associated with approved motor vehicle storage/distribution centre – permitted

20/00145/FUL - Relocation of existing Adblue and Diesel tanks – permitted

24/00307/FUL - New HGV Service Centre (workshop) – permitted

#### Views of Consultees

The **Highway Authority** raise no objections to the proposal.

No comments have been received from the **Environmental Health Division** or from **Kidsgrove Town Council** by the given deadline and therefore it must be assumed that they have no comments to make.

#### 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/24/00776/FUL>

**Background Papers**

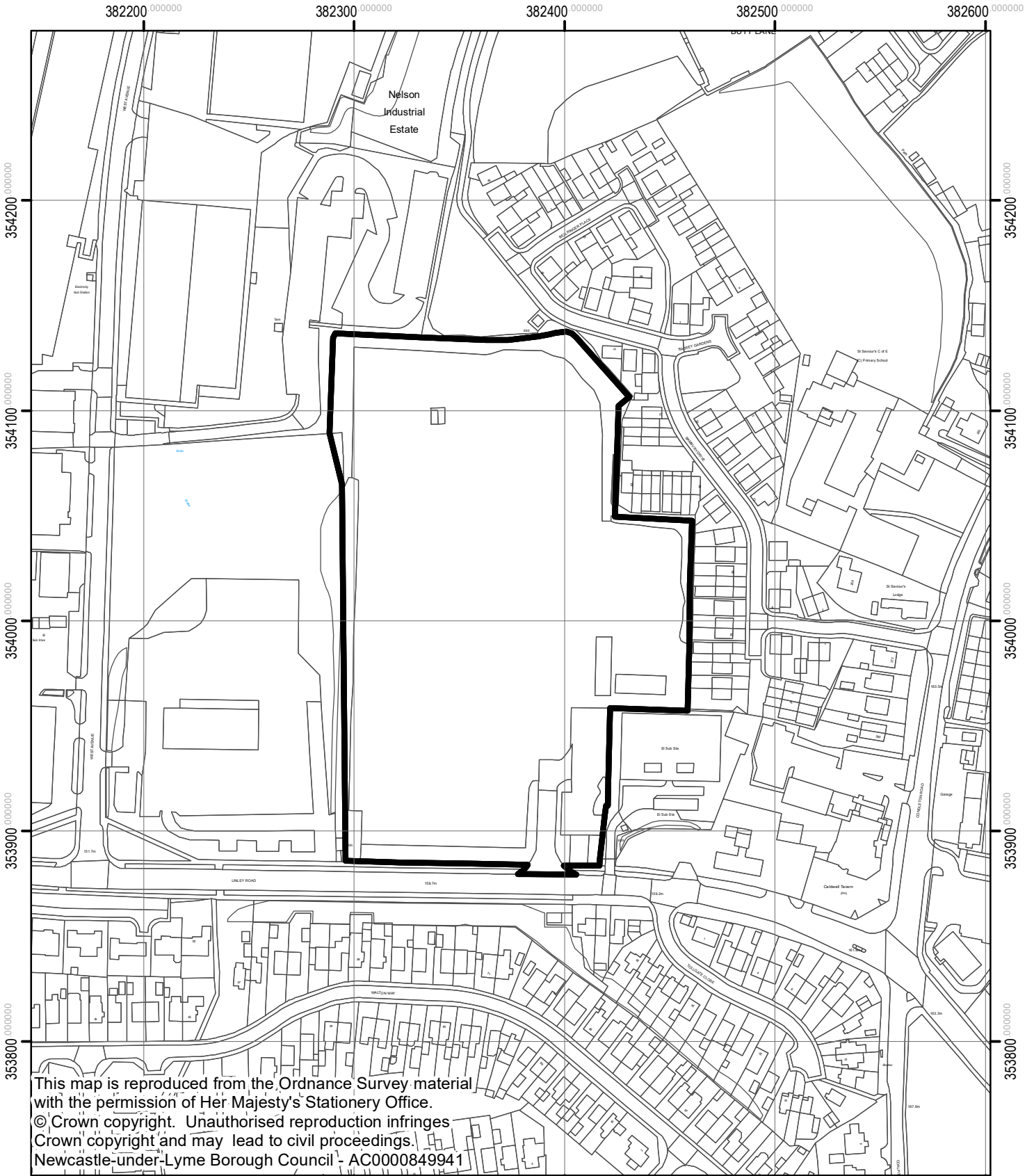
Planning files referred to  
Planning Documents referred to

**Date report prepared**

15<sup>th</sup> January 2025

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24/00776/FUL  
Vehicle Storage Land, Linley Road,  
Talke



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## **Register of Locally Important Buildings and Structures in Newcastle-under-Lyme – 2024 Review**

Report to Planning Committee 28 January 2025

### **Purpose of the Report**

To approve the updated Register of Locally Important Buildings and Structures following the 2024 review.

### **Recommendation**

**That Members agree to the proposed additions to the Register, as set out Section 2 of this report.**

### **Reason**

As previously resolved, to review the Register.

## **1.0 Background**

- 1.1 In 2010 Members resolved to compile a list of locally important buildings in the Borough and call it a Register of Locally Important Buildings and Structures. Members also resolved to regularly review the Register (subject to resources). The current Register can be viewed on [www.newcastle-staffs.gov.uk/localregister](http://www.newcastle-staffs.gov.uk/localregister)
- 1.2 A Supplementary Planning Document (SPD) was adopted in March 2012 for the Register which sets out the procedure by which buildings and structures are added, including the scoring system. A score of 7 or more out of 10 will enable the building to be added to the list.

## **2.0 Additions to the Register 2024**

- 2.1 A review of the Register has been undertaken and the proposed additions to the Register following consideration of the nominations by the Assessors' Panel are set out below. 15 nominations were considered by the Panel in the review. This review included a review of two existing nominations. 11 buildings and structures are now proposed to be added to the Register with the amendment to two existing entries. These are as follows:-

<b>1</b>	<b>197 High Street, Silverdale (terrace of 3 193/195 inc 2011)</b>	<b>score 8</b>
<b>2</b>	<b>Onneley Village Hall including schoolhouse, boundary wall and post box (Hall added 2020, 2024 includes house, wall and post box)</b>	<b>score 9.5</b>
<b>3</b>	<b>The Crown Inn, 1 Brook Street, Silverdale</b>	<b>score 8</b>
<b>4</b>	<b>The Vine Inn, 130 High Street, Silverdale</b>	<b>score 8.5</b>
<b>5</b>	<b>Milepost, Nantwich Road, Audley</b>	<b>Score 7.5</b>
<b>6</b>	<b>Audley Theatre, Hall Street, Audley</b>	<b>Score 7.5</b>
<b>7</b>	<b>Climbing Centre, Church Street, Audley (former market hall) including cobbles to frontage</b>	<b>Score 8.5</b>

<b>8</b>	<b>Halmerend Bridge Abutment Shraleay Brook Road, Halmerend</b>	<b>Score 8</b>
<b>9</b>	<b>Post box in wall at junction of Milesgreen Road, Rye Hills and Heathcote Road</b>	<b>Score 7</b>
<b>10</b>	<b>School House, The Drive, Alsagers Bank</b>	<b>Score 7</b>
<b>11</b>	<b>31 Nantwich Road, Audley</b>	<b>Score 7.5</b>

2.2 There are currently 135 entries for buildings and structures on the Register and if 9 of the above entries are added to the list and two are amended, this will make 144 entries. The information in this report will be included as an information item at the next Conservation Advisory Working Party meeting.

### **3.0 Buildings & Structures scoring below the required amount**

3.1 During the review, some nominated buildings and structures did not provide enough information to be fully considered by the Panel. If further information is provided for a future review, and if re-nominated, they can be considered next time.

### **4.0 Next Steps**

4.1 The nominators and owners of the buildings and structures which are to be added to the Register will be notified and an opportunity given for them to send in any representations for consideration by the Council at the next review.

4.2 The buildings and structures will be added to the Council's Geographical Information System (GIS) and the amended Register will be put on the Council's website.

4.3 The Register will continue to be regularly updated and reviewed as resources permit.

### **5.0 Background Papers**

- English Heritage: Good Practice Guide for Local Listing: 2012  
<http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

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

**3 Church Street, Newcastle (Ref: 24/25006/HBG)**

### **RECOMMENDATION:**

**That the following grant be approved:-**

**£ 2,400 Historic Building Grant be given towards repair of 9 timber sash windows.**

### **Purpose of report**

To enable members to consider the application for financial assistance.

### 3 Church Street, Newcastle

The application is for repair of the 9 sliding sash windows at the above Grade II Listed Building. This late 18<sup>th</sup> Century building has been lying vacant for the last 4 or 5 years and needs some repair and renovation. The current owner is renovating the building by improving ventilation and its fire performance where possible and repairing the windows.

The applicant has received two quotations for all the windows on the front elevation and it is likely that once the work starts and each window is investigated it will be easier to fully assess the state of each window. The grant is currently proposed to be offered against the lower quotation.

Two competitive quotations have been received for the work and the lowest at £12,000 including VAT which is payable.

The views of the Conservation Advisory Working Party will be reported to the Committee.

### 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 £11,886. This allows for existing commitments.

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**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**28<sup>th</sup> January 2025**

**Agenda Item 7**

**Applications for Financial Assistance from the Conservation and Heritage Fund**

**3, Church Street, Newcastle (Ref. 24/25006/HBG)**

**The Conservation Advisory Working Party recommends that this grant (£2,400) is offered to the applicant, subject to the standard conditions.**

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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 – 15 January 2025

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