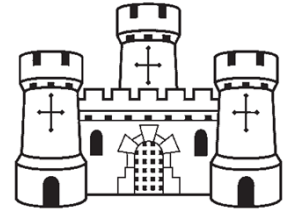


Public Document Pack

Date of meeting Tuesday, 12th August, 2025
Time 7.00 pm
Venue Queen Elizabeth II & Astley Rooms - Castle House,
Barracks Road, Newcastle, Staffs. ST5 1BL
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

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

Planning Committee

AGENDA

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 - LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS. SHROPSHIRE HOMES. 25/00352/REM** (Pages 7 - 20)
- 5 APPLICATION FOR MAJOR DEVELOPMENT - MORSTON HOUSE, THE MIDWAY, NEWCASTLE. WUKPG. 25/00438/FUL** (Pages 21 - 26)
- 6 APPLICATION FOR MAJOR DEVELOPMENT - HARTSHORNE POTTERIES LTD ROSEVALE ROAD, CRACKLEY. HARTSHORNE CROSSROADS PROPERTIES LIMITED. 25/00443/FUL** (Pages 27 - 36)
- 7 UPDATE ON ENFORCEMENT CASE - 5 BOGGS COTTAGE, KEELE. 14/00036/207C3** (Pages 37 - 38)
- 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), Fear, Holland, Bryan, Hutchison, Burnett-Faulkner, Beeston, J Williams, G Williams, Gorton and Brown

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

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

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

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

Substitute Members:	Sweeney	S Jones
	Berrisford	Fox-Hewitt
	S Tagg (Leader)	D Jones
	Heesom	Edginton-Plunkett
	Johnson	Grocott
	J Tagg	Dymond

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

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

NOTE: IF THE FIRE ALARM SOUNDS, PLEASE LEAVE THE BUILDING IMMEDIATELY THROUGH THE FIRE EXIT DOORS.

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

PLANNING COMMITTEE

Tuesday, 15th July, 2025
Time of Commencement: 7.05 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Bryan	G Williams
	Fear	Hutchison	Gorton
	Holland	J Williams	Brown

Apologies: Councillor(s) Burnett-Faulkner and Beeston

Substitutes: Councillor Stephen Sweeney (In place of Councillor Gillian Burnett -Faulkner)

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

1. DECLARATIONS OF INTEREST

There were no declarations of interest stated.

2. MINUTES OF PREVIOUS MEETING(S)

Resolved: That the minutes of the meeting held on 17 June, 2025 be agreed as a correct record.

3. APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS. SHROPSHIRE HOMES. 25/00352/REM

Amended recommendation proposed by Councillor Holland and seconded by Councillor Hutchison

Members raised concerns regarding the proposed unadopted roads shown on the plans and on the refuse collection vehicles having to reverse down some roads following collections. Councillor Holland proposed deferral to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements.

Resolved: That the application be deferred.

[Watch the debate here](#)

4. APPLICATION FOR MAJOR DEVELOPMENT - PLOTS D2 AND D3, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00316/REM

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing and roofing materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Soft landscaping
- (vii) No external storage
- (viii) Provision of car parking, access, servicing and circulation areas
- (ix) Provision of secure, covered and safe cycle parking facilities

[Watch the debate here](#)

5. APPLICATION FOR MAJOR DEVELOPMENT - PLOT C, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00317/REM

A concern was raised regarding the lack of disabled parking spaces. The Chair asked the developer to remedy that.

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing and roofing materials
- (iv) Boundary treatments
- (v) Hardstandings
- (vi) Soft landscaping
- (vii) No external storage
- (viii) Provision of car parking, access, servicing and circulation areas
- (ix) Provision of secure, covered and safe cycle parking Facilities

[Watch the debate here](#)

6. APPLICATION FOR MAJOR DEVELOPMENT - BUILDING 3, COALDALE ROAD, NEWCASTLE-UNDER-LYME. THE CORPORATION TRUST COMPANY. 25/00265/FUL

Councillor Holland declared an interest as a resident of Clayton Road and asked if any information had been received on vehicle movements. As no details had been received, Councillor Holland stated that he would abstain from the vote.

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

- (i) Time limit
- (ii) Approved plans

[Watch the debate here](#)

7. APPLICATION FOR MINOR DEVELOPMENT -THE BUSH INN, HIGH STREET, SILVERDALE. SILVERDALE UK DEVELOPMENTS LTD. 25/00387/FUL

A special dispensation was granted to the speaker – to join by Teams. This was due to the exceptionally long distance that would have to be travelled and the Chair's belief that the agent's contribution would add value to the debate.

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

- (i) Time limit
- (ii) Approved plans
- (iii) Details of facing and hardsurfacing materials
- (iv) Boundary treatments
- (v) Surface water and foul drainage details
- (vi) Construction hours
- (vii) Construction environmental management plan
- (viii) Noise mitigation measures
- (ix) Contaminated land
- (x) Access constructed in accordance with approved details
- (xi) Driveway, parking and turning/servicing areas constructed in bound material
- (xii) Provision of cycle storage
- (xiii) Landscaping scheme
- (xiv) Tree protection/mitigation measures in approved AIA and Method Statement
- (xv) Refuse strategy
- (xvi) External lighting of courtyard
- (xvii) Details of side gate/gate enclosing alleyway to rear of plot 2
- (xviii) Habitat management plan
- (xix) Biodiversity gain plan

[Watch the debate here](#)

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

Resolved:

- (i) That the information be received.
- (ii) That a report be brought back to Committee in two months' time.

[Watch the debate here](#)

9. URGENT BUSINESS

Planning Committee - 15/07/25

There was no Urgent Business.

10. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.42 pm

LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS
SHROPSHIRE HOMES **25/00352/REM**

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, public open space and associated works.

This application follows the granting at appeal of outline planning permission for up to 150 dwellings, associated infrastructure and open space on this site (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane was approved as part of the outline consent.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

The application was deferred at the Planning Committee meeting on 15th July to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements. A supplementary point was raised, seeking clarification as to whether the pedestrian link to Rock Lane would be constructed to adoptable standards/suitable for disabled access.

The 13-week period for the determination of this application expires on 18 August 2025.

RECOMMENDATION

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

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing materials**
- 4. Boundary treatments**
- 5. Provision of cycle storage**
- 6. Landscaping scheme**
- 7. Refuse strategy**
- 8. Details of contours around T6**

Reason for Recommendation

The principle of the use of the site for residential development and the use of the main access from Mucklestone Wood Lane was established through the granting of the outline planning permission. The design and layout of the proposal is considered acceptable and in accordance with the aims and objectives of the National Planning Policy Framework and the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD. There would be no material adverse impact upon highway safety or residential amenity as a consequence of the internal layout and the proposed landscaping and open space within the site is considered acceptable. There are no other material considerations which would justify a refusal of this reserved matters submission.

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

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

Key Issues

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, including associated infrastructure and public open space, following the granting at appeal of outline planning permission (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane

were approved as part of the outline consent, with a S106 agreement securing contributions towards the provision of affordable housing, the management of the public open space, financial contributions towards education, transport improvements, community and recreational facilities, health care as well as obligations for ecological mitigation and travel plan monitoring.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

To the east of the site is White House Farm which is a Grade II listed building. In accepting the principle of up to 150 dwellings on the site, the Inspector concluded that, bearing in mind the site's overall contribution to setting, the lack of harm to the asset itself and its immediate setting, the distance between the appeal site and the asset and the retention of the intervening agricultural land, the harm to the setting of White House Farm, would be at the lower end of less than substantial. On this basis, it is not considered necessary to assess the impact of this detailed submission on the setting of the listed building.

The outline consent for the site was granted subject to a condition that required any reserved matters applications to accord with the illustrative masterplan and the principles set out in the Design and Access Statement which included a focal crescent with the existing mature tree retained at the centre of the site, an attenuation pond and main access road on the western part of the site, with public open space, Local Equipped Area for Play (LEAP) and Local Area for Play (LAP) along the eastern and northern boundaries. Your Officer has considered the application against the plan and against those principles and is satisfied that it accords with the condition of the outline consent.

Objections have been received from a small number of local residents regarding the lack of need for additional housing development, the impact of a scheme of this size upon the surrounding highway network, local amenities and services, the loss of agricultural land, the impact on wildlife and pollution. These are matters that were considered acceptable by the Inspector in allowing the outline planning permission and therefore, cannot be revisited now.

The application was deferred at the Planning Committee meeting on 15th July to enable officers to enter into discussions with the developer regarding the unadopted roads and to gain more information on the bin collection arrangements. A supplementary point was made, seeking clarification as to whether the pedestrian link to Rock Lane would be constructed to adoptable standards/suitable for disabled access.

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

- Character and appearance of the development,
- Residential amenity,
- Highway safety and parking implications,
- Landscaping and open space,
- Flood risk and drainage,
- Affordable housing
- Ecology/biodiversity enhancements

Character and appearance of the development

Paragraph 131 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, will function well and add to the overall quality of the area; be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change. It also seeks to ensure that proposals create places that are safe, inclusive and accessible.

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

Policies LNPP1 and LNPP2 of the Loggerheads Neighbourhood Plan (LNP) requires that new development must demonstrate high standards of design which reinforce local character. Buildings, streets, spaces and landscaping to create attractive, safe and well-functioning environments, with a sense of place. It also sets out how new development should complement the surrounding context, provide active frontage and retain important trees. In addition, development proposals should create a strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development.

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

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

Policy LNPG2 requires a balanced mix of dwelling types to meet requirements identified in the latest assessment of local housing needs including accommodation suitable for first time buyers and the elderly. At least a third of new homes, unless it can be demonstrated there is not a need for this level of provision must comprise a combination of:

- One or two bedroomed properties and
- One or two bedroomed properties suitable to provide independent living for the elderly.

A mix of 2, 3 and 4 bed dwellings are proposed with a mix of detached, semi-detached, terraced houses and bungalows. The dwellings would all be either single or 2 storey in height and would be constructed from brick and tile. Given the variety of dwelling size, density and style currently in the village, including the established residential areas immediately to the south and new housing development (Shropshire Heights) currently under construction directly to the west, it is considered that the layout proposed would respect local character.

The character of the development would vary across the site, in terms of housing typology and density and road hierarchy. Higher density development would be situated centrally within the site, with the frontage development set back from Muckleston Wood Lane behind an established landscaped buffer, reducing the prominence of the development from this direction. The introduction of lower density housing on this part of the site would further reduce the impact of the scheme when viewed from Muckleston Wood Lane but still provide a clearly defined entrance to the development.

Detailing within the house types would be simple and unfussy with traditional architectural features such as pitched, hipped and gabled roofs (a mixture of render and brick), window cills and heads, soldier courses and limited use of bay windows and chimneys. Corner dwellings would be dual aspect to provide active frontages on both sides and to avoid blank elevations. The house types are attractive in appearance and raise no concerns in terms of visual amenity.

It is considered that the design of the dwellings and the materials palette proposed would provide a consistency throughout the site and would also provide sufficient articulation and focal points to create variety and interest in the street scene.

The position, type and design of boundary treatments would be acceptable, and these details can be secured through an appropriately worded condition. Where frontage parking spaces are provided, these areas are generally broken up with landscaping. Improvements have been made to the layout of the development to ensure that the scheme provides a safe and secure environment for residents, which reduces the potential for crime and the fear of crime and accords with Secured by design standards. The Staffordshire Police Designing out Crime Officer has requested that measures are introduced to improve opportunities for overlooking of parking spaces and lighting and that consideration is given to the use of certain boundary treatments. The applicant has confirmed that the proposed layout would accord with secured by design principles.

The layout and density of the proposed scheme and the proposed house types reflect local character, and it is considered that the proposal would be acceptable in terms of its design and impact on the form and appearance of the area and landscape character.

Residential amenity

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

The internal separation distances between the dwellings proposed would all accord with the recommendations of the Space Around Dwellings SPG. The proposed dwellings would generally provide amenity areas which comply with the lengths/areas recommended in the SPG and therefore the level of private amenity space would be sufficient for the family dwellings proposed.

Suitable separation distances are achieved between the proposed properties and the existing residential development on the southern side of Muckleston Wood Lane and the new Shropshire Heights development to the west which is currently being built out.

With regards to waste collection, the scheme as originally submitted included several unadopted driveways referred to as 'quiet lanes'. The plots in these areas had no direct access for refuse vehicles, with bin collection points provided. In total, the scheme as originally submitted included 16 plots with no direct access for refuse vehicles.

Revised plans have been received indicating that the majority of the internal roads within the site are now to be constructed to adoptable standards and therefore will be serviced by the Local Authority waste collection service. An updated vehicle tracking plan has also been submitted demonstrating that larger refuse vehicles and fire appliances can be safely accommodated.

All plots would therefore have direct access for refuse vehicles with the exception of plots 32-35 and 50-51 (6 plots) which are on small private cul-de-sacs. For these dwellings to have direct access, a fundamental redesign of the layout of the site would be required and given that the bin 'drag distance' for all 6 properties would be within the recommended 30m, this is considered acceptable. As such, it is considered that the amended road layout and Refuse Strategy Plan would provide appropriate arrangements for the collection of bins, providing a connected and accessible development for potential future residents.

Members requested confirmation that the pedestrian link to Rock Lane on the western side of the site would be suitable for disabled access. This has been confirmed by the applicant, with the proposed surfacing of the footpath to be suitable for wheelchair users. As such, the proposal would accord with paragraph 135 of the Framework which, amongst other things, seeks to ensure that proposals create places that are safe, inclusive and accessible. It has also been confirmed that although there will be a physical barrier between the site and the pedestrian link to Rock Lane, this would allow for disabled and general pedestrian access.

Overall, it is considered that the development would not raise any adverse implications for residential amenity and would accord with the principles of the NPPF.

Highway Safety

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

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

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

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

Paragraph 115 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Access to the site was agreed under the outline consent. This involves a single new access point off Muckleston Wood Lane close to the western boundary of the site, with an emergency access link adjacent to the eastern boundary, also providing access to Muckleston Wood Lane in an emergency event.

A clear road hierarchy is provided within the proposed layout. One main road leads up through the development from the access point leading up to a focal crescent, occupying a central point within the development. A series of interconnecting secondary streets, cul-de-sacs and private drives radiate off the primary/main street and focal crescent. Across the development and leading off the primary and secondary roads, are several 'quiet lanes' where a more informal approach is proposed. These areas are predominately focused adjacent to areas of open space and landscaped areas which face out towards open farmland/rural lanes.

Sufficient off-street parking has been demonstrated for the dwellings proposed. Parking would be provided close to properties, generally to the side of dwellings, with garages offered to a large number of houses. There would be some areas of sporadic frontage parking for the smaller 2 and 3 bed units across the site, but these small parking areas would be broken up with front gardens and tree planting.

The Highway Authority raises no objection, confirming that the parking, visibility splays and layout are broadly acceptable.

The updated road layout ensures that all roads have been designed to adoptable standards, with appropriate access and turning space for refuse and emergency service vehicles.

For the above reasons, the proposal is considered acceptable in terms of impact on highway safety.

Landscaping and open space

Several areas of open space are included within the site, providing a variety of different functions. A large swathe of open space would run along the entire eastern and northern boundaries of the site,

with a Locally Equipped Area of Play (LEAP) and Local Area of Play (LAP) provided in this area. An amenity green space, pocket park and attenuation basin would be positioned along the western boundary of the site. The built form along the site frontage would also be set back, with a landscape buffer provided between the units and Muckleston Wood Lane. The focal crescent at the centre of the site would also contain a small area of green space and enable the retention of the mature tree which currently dominates the site from views along Muckleston Wood Lane.

It is considered that the landscaped buffer and large open spaces at the entrance to the site and along the northern and eastern boundaries would help to give the site an attractive, open feel and aid the transition between the main built form and the surrounding open countryside to the north and east. Officers are satisfied that the amount of open space proposed is acceptable and that the location and design of the play area accords with Fields in Trust guidance. Dwellings front the various areas of open space on all sides, offering natural surveillance.

Although several trees and two small sections of hedgerow would be removed to facilitate the site access(es), other trees and hedgerows within the site and along its boundaries would be largely retained. Further landscape enhancement is proposed in the form of enhanced green landscape buffers, and street tree planting is proposed where possible to create a healthy and attractive public realm. New areas of grassland alongside areas of native shrub planting would also be provided.

The Council's Landscape Development Team has requested that minor adjustments are made to the LAP in the form of removing the planting in front of this area to improve natural surveillance of the play area, review of the contours to ensure that there is no adverse impact on an existing tree, addition of a maintenance gate to this area and submission of an arboricultural method statement/tree protection plan. A revised planting plan has been provided which addresses the comments regarding the planting in front of the LAP and the addition of a maintenance gate. An additional condition is recommended requiring details of the contours around tree T6 within the LAP.

Subject to the imposition of appropriately worded conditions, the proposed open space and landscaping is considered to accord with development plan policy and the guidance set out within the NPPF.

Flood Risk and Drainage

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

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

The outline application was accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy (DS) which concluded that with appropriate mitigation, the development of the site would not create any flood risk issues for the wider area. The site lies in Flood Zone 1 which is land/property with the lowest risk of flooding.

The Environment Agency, Staffordshire County Council as the Lead Local Flood Authority, United Utilities and Severn Trent Water all raised no objections to the outline application subject to suitably worded conditions securing the detailed drainage design and foul and surface water flows.

In allowing the appeal, the Inspector was satisfied that there would be no undue additional risk of flooding subject to a condition requiring approval of the final detailed drainage design which should conform to the design detail as outlined in the FRA and DS.

Subject to compliance with the relevant conditions, it is not considered that the proposed development would create any additional risk of flooding.

Affordable Housing

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

The Section 106 Agreement (S106) associated with the approved outline planning permission provided 30% affordable housing, 5% above the local plan requirement. The S106 provides that 60% of the affordable homes should be affordable rent and 40% shared ownership.

The submitted layout and Affordable Housing Statement demonstrates that these levels would be secured with the provision of 25 units as social rented and 17 as shared ownership. It is proposed that 27 of the affordable units would be 2 bed and 15 would be 3 bed. The layout of affordable housing is “pepper-potted” throughout the site which meets the clustering requirements of the S106. Affordable dwellings are of the same design and materials as the open market housing, ensuring that they are well integrated into the development, in accordance with Policy CSP6.

The Council’s Housing Strategy Officer is satisfied with the proposed house types and considers that the units are sufficiently pepper potted across the development.

Overall therefore, it is considered that the proposal would comply with the recommendations of the Council’s Affordable Housing SPD both in terms of location, tenure and type of housing.

Ecology/biodiversity enhancements

This application is supported by bat and breeding bird surveys, as well as a technical note outlining the current progress of the hazel dormouse surveys. The additional surveys required under planning condition 23 of the outline planning consent will be submitted at the appropriate stage as part of the discharge of conditions process. Additionally, information relating to biodiversity net gain will be provided as part of this process.

Reducing Inequalities

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

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

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

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

- Sexual orientation

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

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

The development will not have a differential impact on those with protected characteristics.

APPENDIX

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

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

Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation
Policy CSP6: Affordable Housing

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

Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy N19: Areas of Landscape Maintenance
Policy T16: Development – General Parking Requirements
Policy C4: Open Space in New Housing Areas

[Loggerheads Neighbourhood Development Plan](#)

Policy LNPG1: New Housing Growth
Policy LNPG2: Housing Mix
Policy LNPP1: Urban Design and Environment
Policy LNPP2: Local Character & Heritage
Policy LNPT1: Sustainable Transport
Policy LNPS1: Community Infrastructure

Other Material Considerations include:

[National Planning Policy Framework \(2024\)](#)

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

[Supplementary Planning Guidance/Documents](#)

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

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

[Relevant Planning History](#)

23/00002/OUT Outline planning application for the erection of up to 150 dwellings, associated infrastructure and open space (with all matters reserved except for the details of the main site access)
– Refused but allowed at appeal

[Views of Consultees](#)

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

The **County Council School Organisation Team** confirms that a Section 106 Agreement was signed (10th January 2025) for the Outline Application and the education contribution amount and terms should be calculated in line with this.

The **Lead Local Flood Authority** confirm that the proposed site layout includes sufficient space for the provision of surface water attenuation and the conveyance of surface water via a series of swales. As such, they have no comments to make at this stage, as the proposed layout will allow the discharge of condition 6 of the outline consent regarding surface water drainage.

Natural England have no comments to make on the application.

The **Highway Authority** has provided initial comments confirming that the parking, visibility splays and layout are broadly acceptable. They have requested that an updated drawing is provided showing vehicular tracking for a larger refuse vehicle (10.280m) which is used by the Council - the submitted drawing shows a smaller vehicle of 6.623m.

Staffordshire Wildlife Trust have no objections.

The **Landscape Development Section** have requested that the following minor revisions/additional information is provided:

- Arboricultural method statement and tree protection measures plan required;
- Contouring within the LAP area and impact on T6;
- Play mix planting relocated to maintain levels of natural surveillance to the LAP;
- Addition of maintenance gate to LAP.

The **Staffordshire Police Designing out Crime Officer** is generally supportive of the development layout with the exception of the following elements:

- Improve opportunities for overlooking of parking spaces.
- Lighting within the development should create a safe place for pedestrians and vehicles, facilitate natural surveillance, and deters criminal and anti-social behaviour.
- Unauthorised access from the front of dwellings to the private rear gardens should be denied by fencing and gating positioned as close to the front of the building line as is practical.
- Where 1m high metal estate railings are proposed to meet a rear garden boundary they would provide a perfect climbing aid to enter a rear garden.
- 0.9m high timber post and 3 rail fencing is considered ill-advised, and it is recommended that conventional boundary treatments are provided instead.
- The dwellings within this development should satisfy the minimum physical security requirements contained within the police Secured by Design Homes Guide 2024.

The **Housing Strategy Officer** raises no objections to the tenure, mix, type and location of the affordable housing.

The **Environmental Health Division** raises no objections and refers to the conditions on the outline consent.

The **Conservation Advisory Working Party** raises no objections to the scheme.

Natural England has no comments to make.

No comments have been received from the **Staffordshire and Stoke-on-Trent Integrated Care Board**, the **County Ecologist**, **Conservation Officer**, **Severn Trent Water**, **Waste Services**, the **Environment Agency**, **United Utilities** and **Loggerheads Parish Council**. The deadline for their comments was the 17 June 2025.

Representations

4 representations have been received raising the following concerns: -

- Additional dwellings not needed in the village and would change its character.
- Other new housing developments in the village have not sold, demonstrating lack of need
- Poor access for pedestrians/cyclists, meaning occupants dependant on private car.

- Insufficient infrastructure in the village to cater for the additional households) i.e. capacity of school etc).
- Development increase congestion in the area and the proposed highway works compound this.
- Limited public transport services available in the area.
- Impact on wildlife.
- Pollution concerns.

Applicant's/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/24/00313/REM>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

31st July 2025

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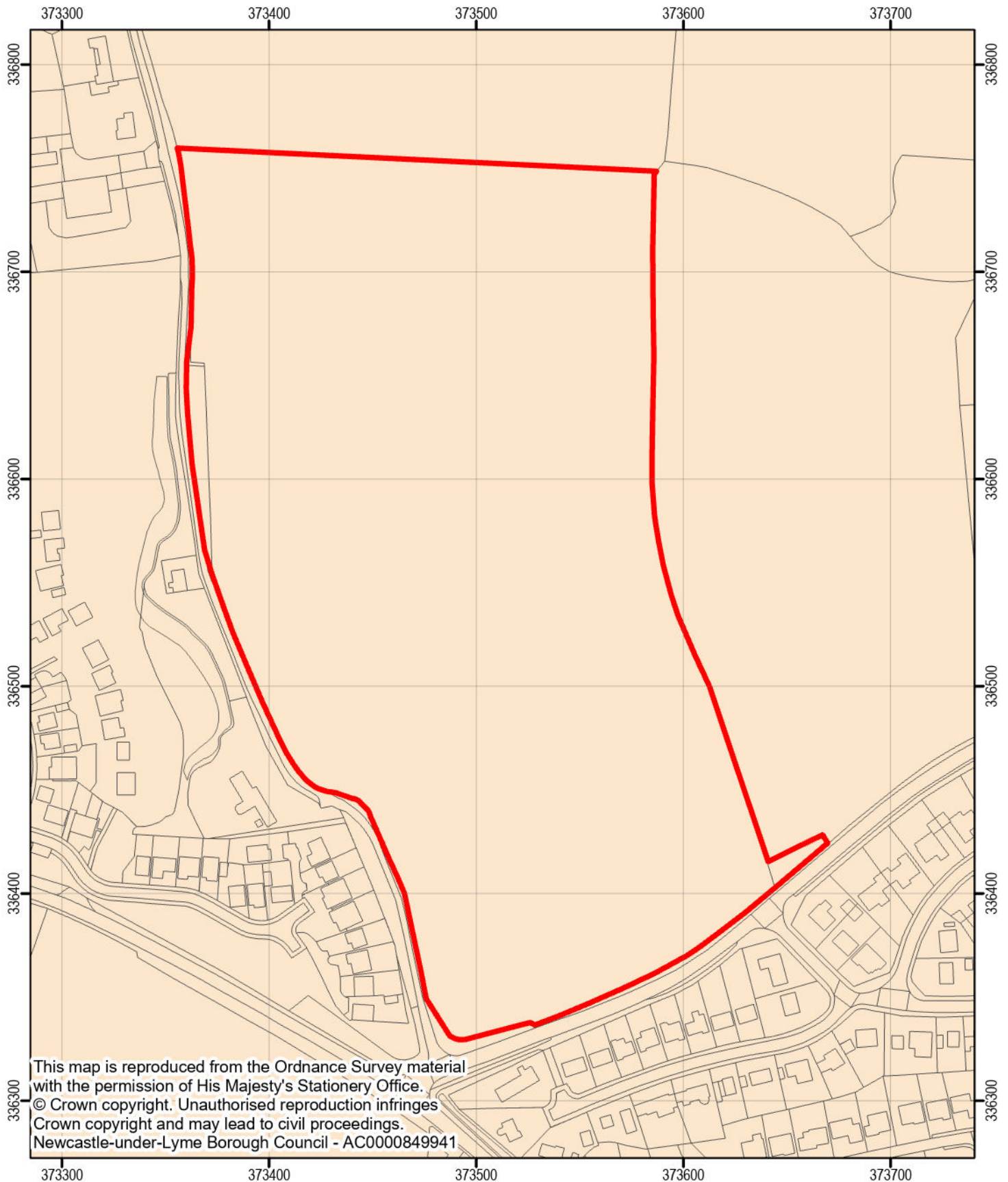
25/00352/REM

Land North Of Mucklestone Wood Lane

And East Of Rock Lane

Loggerheads Market Drayton

Shropshire TF9 4EF



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Newcastle-under-Lyme Borough Council - AC0000849941

Newcastle Borough Council

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MORSTON HOUSE, THE MIDWAY, NEWCASTLE-UNDER-LYME
THE DIRECTOR - WUKPG

25/00438/FUL

Full planning permission is sought for the variation of conditions 2 and 9 of planning permission 24/00202/FUL (change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios) to seek approval for amendments to the approved plans.

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

The 13-week period for the determination of this application expires on 8 September 2025.

RECOMMENDATION

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

- 1. Variation of conditions 2 and 9 to refer to the revised plans**
- 2. Substation doors shall not open outwards onto the highway**
- 3. Submission of details of servicing of the substation**
- 4. Any other conditions which are still relevant to the original decision**

Reason for Recommendation

The proposed variations would have no adverse impact on the form and character of the Conservation Area, the setting of any listed buildings or on 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 a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

Full planning permission was granted earlier this year for the change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping (Ref. 24/00202/FUL).

Permission is now sought for the variation of conditions 2 and 9 of that planning permission to seek approval for amendments to the approved plans. Condition 2 lists the approved plans and Condition 9 requires the works to be carried out in accordance with specific landscape/tree related documents.

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

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.

The key changes proposed relate to maintenance access, internal efficiency, accessibility and fire safety, fenestration of the building, relocation of the site's new substation and changes to the trees and landscaping area.

Therefore, the key issues in the determination of the application are as follows:

- Impact on the form and character of the Conservation Area or the setting of nearby listed buildings
- Highway safety

Impact on the form and character of the Conservation Area or the setting of nearby Listed Buildings

The application site lies within the Newcastle Town Centre Conservation Area and close to the Grade II* Listed St Giles' Church.

In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

Local and national planning policies seek to protect and enhance the character and appearance of Conservation Areas and development that is contrary to those aims will be resisted. There is a statutory duty upon the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas in the exercise of planning functions.

The NPPF states that in determining planning applications, local planning authorities should take account of:

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

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

Saved Policy B5 states that the Council will resist development proposals that would adversely affect the setting of a listed building.

The Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance (2010) states in HE4 that new development in a Conservation Area must preserve or enhance its character or appearance. It must: -

- a. Where redevelopment is proposed, assess the contribution made by the existing building to the character or appearance of the Conservation Area and ensure that the new development contributes equally or more.
- b. Strengthen either the variety or the consistency of a Conservation Area, depending upon which of these is characteristic of the area.

- c. The development must not adversely affect the setting or detract from the qualities and significance that contribute to its character and appearance.

In approving the original scheme, it was concluded that the development would have no detrimental impact upon the Conservation Area or relevant settings of any surrounding Listed Buildings.

The approved scheme was to be predominantly finished in brickslip cladding with the new side infill extension finished in metal effect cladding, and the lower ground floor which would infill the undercroft car park, to be clad in light-coloured timber. A small sub-station was provided adjacent to Lower Street.

Although the approved scheme proposed the two elements of the building clad in different coloured brick-effect cladding, split by a copper-effect vertical band, the elevational drawings displayed a similar brick colour across both. The amended plans seek to refine the proposed materials and to more accurately reflect what is proposed.

The building would still be clad in bricks and metal panels, with copper cladding for the central section providing a contrast with the greys of the main building. The lower ground floor section would be refined by substituting the timber cladding for the same lighter cladding used for the new-build extension. This is considered to be a more robust product with greater aesthetic longevity.

The applicant states that the architectural elevations now illustrated provide a more authentic representation of the materials proposed.

The proposed materials are very similar to those presented informally following the approval of the original scheme. Your Officers prefer the warmer tones of the grey bricks previously proposed, but agreement of the precise details is already required via a condition of the previous approval.

The main change proposed from the approved scheme is in the fenestration. The applicant has stated that the design of the extant permission would have created compromised living conditions, with windows partly obscured by the existing structure. The revised proposal seeks to respond in a more considerate way, with the window frames proportioned and arranged to emphasise verticality in the façade creating an ordered aesthetic that complements the geometry of the building.

The other proposed revision is in the location of the substation. It was originally proposed to be accessed off Lower Street however the electricity provider have confirmed that they would be unable to access the substation in this location or in any other position along Lower Street due to the busy nature of Lower Street and lack of a safe working environment around that part of the site. It is therefore proposed to relocate the substation to the north-west of the site adjacent to The Midway.

An objection has been received expressing concern about the revised location and its impact on the Conservation Area and the setting of St Giles Church. The Conservation Officer raises no objections to the amendments and given the limited scale of the substation, it is not considered that there would be any adverse impact.

Overall, it is not considered that the proposed amendments to the scheme would have any adverse impact on the form and character of the Conservation Area or the setting of nearby Listed Buildings. The proposal would provide residential accommodation within an appropriate sustainable location and the introduction of student accommodation in this area should benefit the Town Centre, making it a more vibrant place.

On this basis the proposed development accords with the NPPF and the local planning policies and guidance set out above.

Highway safety

Overall, the Highway Authority raise no objections to the proposed amendments but because in its revised location the substation would be sited directly at the back of the adopted highway (footway) on The Midway, they state that it must be ensured that any access doors securing the structure do not

open outwards. In addition, they require details of how the substation would be serviced. These details can be requested via conditions.

APPENDIX

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

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

Policy CSP1: Design Quality
Policy CSP2: Historic Environment
Policy CSP3: Sustainability and Climate Change

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

Policy B5: Control of Development Affecting the Setting of a Listed Building
Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

Other Material Considerations include:

[National Planning Policy Framework \(2024\)](#)

[Planning Practice Guidance \(2014 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

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

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

[Relevant Planning History](#)

06/00827/COU	Change of use of ground floor from use as offices to part use for provision of consultancy services for mental health and part use for administration - Approved
17/00430/COUNOT	Prior notification of conversion of 1st, 2nd, 3rd and 4th floors from offices to form 48 no. residential units (B1a - C3) – Approved
19/00698/COUNOT	Prior notification of change of use of the existing Class B1 (a) (office) floorspace on 1st, 2nd, 3rd and 4th floors to Class C3 (residential) use as 92 studio flats – Approved
20/00264/COUNOT	Application for prior approval for change of use from offices (B1A) to residential (C3) – Approved
20/00282/FUL	Conversion of Lower Ground and Upper Ground Floors for Student Residential Development of 31 No Studio Flats – Approved
22/00300/FUL	Change of use and upward and side extensions to Morston House to provide student living accommodation in the form of cluster bedrooms (48) and studios (146), with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping – Refused and dismissed at appeal
24/00202/FUL	Change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel

entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping – Approved

Views of Consultees

The **Highway Authority** has no objections subject to the same conditions recommended for the previous application.

The **Conservation Officer** has no objections and considers that the scheme will make a positive contribution to the streetscene. However, the warmer hue of the grey bricks presented for the previous scheme is preferred.

The **Conservation Advisory Working Party** had no objections to the amendments and materials.

Historic England does not offer any advice.

The **Landscape Development Section** has no objections subject to conditions regarding tree protection.

Staffordshire Police **Crime Prevention Design Advisor** has no objections but makes a number of security recommendations.

No comments have been received from **Newcastle South LAP, Cadent, Housing Strategy**, the **Waste Management Section** and the **Environmental Health Division**. Given that the period for comment has passed, it must be assumed that they have no comments to make.

Representations

One letter of representation has been received raising concerns about the design and location of the proposed substation. It is considered that it would fail to enhance the Conservation Area and would adversely affect the setting of the listed St Giles Church.

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/25/00438/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

6 August 2025

HARTSHORNE PROPERTIES LTD, ROSEVALE ROAD, CRACKLEY, NEWCASTLE

HARTSHORNE CROSSROADS PROPERTIES LIMITED

25/00443/FUL

This application seeks permission for the demolition of the existing workshop and industrial building at Hartshorne Potteries Ltd, Rosevale Road, Crackley, and the erection of a replacement workshop and associated office, HGV Sales, service areas and car parking and refurbishment of the existing MOT facilities.

The application site forms part of the Parkhouse Industrial Estate, with the company, Hartshorne Potteries Ltd (HCPL) providing affiliated motor services and truck sales to the wider Volvo Group in the UK from the application site. The proposed new and refurbished buildings would provide a more efficient and modern facility for the business.

The statutory 13-week period for the determination of this application expires on 9 September 2025.

RECOMMENDATION

Permit, subject to the following conditions:

- 1. Time limit**
- 2. Approved plans**
- 3. Facing/roofing materials as set out in the application documents**
- 4. Construction of vehicular access**
- 5. Surfacing/drainage of parking, turning and circulation areas**
- 6. Secure cycle shelter details**
- 7. Dust mitigation measures during demolition/construction works**
- 8. Construction hours**
- 9. Boundary treatments constructed in accordance with approved details**
- 10. Construction environmental management plan**
- 11. Noise mitigation measures outlined in the Noise Impact Assessment**
- 12. Implementation of landscaping scheme**
- 13. Habitat management plan**

Reason for Recommendation

The proposed development represents a good quality design and there would be no significant harm to the visual amenity of the area, including views from the wider landscape. All technical issues have been addressed within this application or are covered by conditions. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

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

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

Key Issues

This application seeks to construct a new workshop building, refurbish 2 MOT buildings located on the southern part of the site, and demolish an existing single storey workshop on the northern part of the HCPL land holdings. The company, which is based in the Parkhouse Industrial Estate, provides motor services and truck sales to the wider Volvo Group in the UK. The proposed new and refurbished buildings would provide a more efficient and modern facility for the business. The new facility will employ 10-12 staff, in addition to the existing 28 employees which are based at the site, taking the total number of employees to 40.

Although the existing access would be utilised, a new internal access road and parking, turning and circulation areas will be provided within the site. A Transport Statement (TS) has been submitted to assess the impact of the development on the local highway network. Additionally, noise and air quality assessments also accompany the application to assess the impact of the proposal on the local environment.

In terms of flood risk, the site lies in flood zone 1, land with a low risk of flooding. Following comments from the LLFA, a detailed drainage strategy/FRA has also been prepared, to set out how the site will be drained.

In relation to biodiversity net gain, additional on-site landscaping will be provided, with a biodiversity metric setting out how the development will achieve the required 10% increase in BNG.

Taking account of the above background, the key issues in this case are:

- The principle of development;
- The effect of the proposal on the character and appearance of the area;
- The impact of the proposal on highway safety/parking;
- Residential amenity;
- Flood risk and drainage;
- Ecology/biodiversity net gain; and
- Ground conditions/former mining workings.

Principle of development

The site is within an established industrial and employment area in Newcastle-under-Lyme with a range of employment uses within the surrounding area.

The proposed development will continue to be occupied by HCPL for their truck facility, and therefore it represents a clear and significant employment use. Indeed, the proposal would generate a further 10-12 FTE jobs, taking the total number of employees on site to 40, also safeguarding these local jobs.

The proposal involves the re-arrangement of the applicant's existing facility on the same site, which establishes the principle of development and would provide economic benefits to the local area. As such, it would accord with paragraph 85 of the National Planning Policy Framework (NPPF) which seeks to ensure that planning decisions help create the conditions in which businesses can invest, expand and adapt, with significant weight placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Thus, the principle of development is considered acceptable.

Character and appearance

Paragraph 131 of the NPPF states that good design is a key aspect of development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, 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 Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

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

This proposal seeks to make physical improvements to the overall appearance of the site by refurbishing and recladding the two existing ageing workshop buildings on the southern part of the site. This would involve attaching grey composite sheet cladding to the existing structures, which would enhance the appearance of the buildings. It is also proposed to replace the main workshop/office with

a new building housing modern workshop and office space which is more efficient and meets the future needs of the business. This structure would occupy a roughly L-shaped footprint and be located in a similar position to the structure it is replacing adjacent to the site entrance. The new building would have a shallow pitched roof with a catslide element which extends out to the side of the main structure. As with the refurbished buildings, it would also be faced in grey composite sheet cladding. As such, a consistent design approach would be achieved across the site, enhancing its overall appearance.

Given that the site is located within an established industrial estate, and that the proposed development would replicate the scale and form of other existing buildings in the locality and enhance the overall appearance of the premises, it is considered that the proposal would preserve the character and appearance of the area, in accordance with paragraphs 131 and 135 of the NPPF, Policy CSP1 of the CSS and Policy E3 of the UDSPD.

There is limited existing landscaping on the boundaries of the site comprising modified grassland, heathland and shrubs, urban trees and other woodland. These landscaped areas are being retained and enhanced, with the submitted landscaping strategy and BNG metric setting out how new tree planting would be added and enhancements made to the existing scrub planting in the south-west corner, together with a new hedgerow to be planted centrally within the site. These measures would help soften the visual impact of the development within what is a primarily urban setting. A condition is recommended to ensure that the proposed landscaping works are implemented.

Access, parking and highway safety matters

The existing vehicular access from Hammond Road would be utilised to serve the redeveloped site. Hammond Road leads onto Rosevale Road, which provides access to the wider Parkhouse Industrial estate. Although the main access would be retained, a new access road will be provided within the site, leading to a new staff parking area, providing 33 parking spaces and EV charging facilities. In total, 22 lorry 'lay over bays' of varying sizes would be located on the northern part of the site, together with 6 accessible/staff parking spaces adjacent to the new workshop/office building in this area. Swing gates would also be erected within the site, controlling access to the different areas of the business. As up to 27 staff members would be on shift at any one time, taking account of the submitted Travel Plan (TP) and Transport Statement (TS), the Highway Authority is satisfied that the proposed level of parking provision would be acceptable. The site's sustainable location with public transport links within a reasonable walking distance and on-site cycle parking provision, also provides the opportunity for staff/visitors to access the site by alternative means to the private car.

The submitted TS demonstrates how the proposed development will only generate a low level of additional trips per day (26 movements) compared to the existing operations on site. The analysis within the TS also shows that the proposed development will have a low impact during the typical AM and PM network peaks, generating a total of 12 trips during the AM and PM peak hours. In addition, swept path analysis details how a 16.5m articulated HGV can access and egress via Hammond Road in a forward gear and safely manoeuvre around the site.

The Highway Authority has requested that, amongst other things, a condition is imposed confirming that no gates are erected within 5m of the highway boundary. As the highway approaching the site is an 'unadopted' private road, this condition is not considered necessary.

Given the above factors, subject to appropriate conditions, the proposed development would provide safe and suitable access to the site in accordance with the NPPF.

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.

The site lies within an established industrial area, surrounded by existing commercial units. The nearest residential properties lie on Crackley Road to the north/north-west, with a park and woodland positioned between the site and these dwellings. Given the separation distance involved and the fact that this proposal only seeks to replace/refurbish existing buildings on the site, it is not considered that the proposal would adversely impact on the outlook from these properties.

A Noise Impact Assessment (NIA) and Air Quality Assessment (AQA) accompany the application. These documents set out how the redevelopment of the site would not cause undue noise or disturbance to sensitive receptors including residential properties or impact on air quality in the area. The Environmental Health Officer concurs with this assessment. Subject to conditions regarding dust mitigation measures during demolition/construction works and restrictions on construction working hours, it is considered that the proposal would not adversely impact on residential amenity and would accord with paragraph 135 of the NPPF in this respect.

Flood risk and drainage

Paragraph 167 of the Framework outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased on the site or elsewhere.

The LLFA have confirmed that as the proposal relates to a major application and the site area is over 0.5 hectares in size, a detailed surface water drainage strategy is required. This should include, amongst other things, surface water runoff attenuation storage, full design calculations to demonstrate conformity with the national non-statutory technical standards for SuDS, plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, and provision of an acceptable management and maintenance plan for surface water drainage.

The applicant has now prepared a detailed FRA for the development, which confirms that following infiltration testing, SuDs including soakaways would not provide a viable option for the disposal of surface water. As such, surface water will continue to be discharged to the existing private drainage network within Hammond Road to the south of the site. Attenuation storage systems, interceptors and permeable paving for the staff parking areas will be deployed to reduce run off, with waste water from the vehicle washing area to be passed through a silt trap and proprietary separator before discharge to the foul sewer network. Foul effluent will be discharge via gravity to the existing onsite private foul water drainage network in the site entrance before ultimately discharging to the 300 mm public foul water sewer in Rosevale Road south of the site. This is subject to detailed design and approval from the private sewer owner and Severn Trent Water.

The LLFA has been re-consulted on the above drainage details, and their comments will be reported to committee via a supplementary report.

Subject to the updated comments from the LLFA, it is not considered that the proposed development would create any additional risk of flooding on site or surrounding land.

Ecology/Biodiversity Net Gain

A Preliminary Ecological Appraisal (PEA) has been provided which confirms that there are no special areas of conservation or special protection areas which will be directly affected by the proposed development.

The nearest local nature reserve is Bradwell Woods, located around 0.6km northeast of the site with no direct connectivity or impact pathways. A CEMP including measures for root protection, dust and noise suppression and sensitive lighting is recommended due to works occurring in proximity to urban trees and broadleaved woodland.

The PEA confirms that the site has the potential to support nesting birds, with best practice to be included within a CEMP to mitigate this impact. The existing buildings are categorised as having negligible potential for bat roosting suitability and no further surveys are therefore required. There is also low potential for foraging and commuting resource to bats, with mitigation measures set out in the PEA to mitigate this impact.

Subject to conditions securing the above, and requiring the demolition and construction works to be undertaken in accordance with the recommendations and mitigation measures contained in the PEA, the proposal would not adversely impact on ecology on the site or its boundaries.

A Biodiversity Net Gain (BNG) assessment has been undertaken to evaluate the ecological impact of the proposed development. The baseline biodiversity value of the site, prior to development, was calculated at 1.10 habitat units and zero hedgerow units. Following the completion of the proposed development, the on-site biodiversity value is projected to increase to 1.32 habitat units and 0.13 hedgerow units. This equates to a 20.89% increase in habitat value, which clearly exceeds the minimum 10% requirement set out in the regulations.

The submitted landscaping strategy and Biodiversity Gain Assessment details how the on-site BNG would include on-site tree planting, enhancements made to the existing scrub planting in the south-west corner, together with a new hedgerow to be planted centrally within the site. These on-site enhancements are a post-determination matter which will be resolved through submission of the Biodiversity Gain Plan prior to commencement, this, together with a habitat management plan (HMP) can be secured via condition. A landscape and ecological management plan should also be submitted prior to first occupation to ensure that the on-site wildflower planting and urban trees are correctly established and maintained for the necessary 30-years.

Ground conditions/former mining workings.

A Phase 1 Geotechnical and Geo-environmental site investigation (GGEI) has been undertaken which confirms that precautions against the effects of shallow coal mining are not required, given the thickness and depths of the coal seams beneath the site. The Coal Authority have raised no objections to the proposal on this basis. As such, the development conforms with paragraph 196a of the NPPF as the proposed development takes into account the ground conditions and any risks from former activities such as mining.

Reducing Inequalities

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

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

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

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

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

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

- Foster or encourage good relations between people who share a protected characteristic and those who don't

The scheme has been developed embracing good design and access and it is therefore considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

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

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

Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N17: Landscape Character – General Considerations

Other Material Considerations include:

National Planning Policy Framework (2024)

Planning Practice Guidance (2024 as updated)

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

Relevant Planning History

00/00651/FUL - Proposed workshop bay extension – Approved

Views of Consultees

The **Coal Authority** raise no objections to the proposal, subject to an informative requiring the applicant to contact the Mining Remediation Authority if any unexpected mine workings are encountered.

The **Highway Authority** raises no objections to the proposal subject to conditions regarding the construction of the vehicular access, surfacing and drainage of parking, turning and circulation areas, no gates being erected within 5m of the highway boundary, and the provision of secure cycle storage facilities.

Naturespace raise no objections to the proposal, which will not directly impact on great crested newts

The **Lead Local Flood Authority** has requested that a detailed drainage strategy is provided for the proposed development. The applicant has prepared a drainage strategy/FRA and the revised comments from the LLFA will be reported to committee.

The **Environmental Health Team** raise no objections, subject to conditions regarding dust mitigation measures during demolition/construction and restrictions on construction working hours.

The **Environment Agency** have commented that it is unclear why they have been consulted on this application.

Cadent Gas raise no objections to the proposal, subject to an informative, advising the applicant that the development should not have an adverse impact on their infrastructure network,

Staffordshire Police request that the development is constructed to secured by design standards.

The **Landscape Development Section** raise no objections, subject to a tree protection condition.

No comments have been received from **Staffordshire Wildlife Trust, Natural England, Waste Services, and Severn Trent Water.**

Representations

None received.

Applicant's/Agent's submission

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

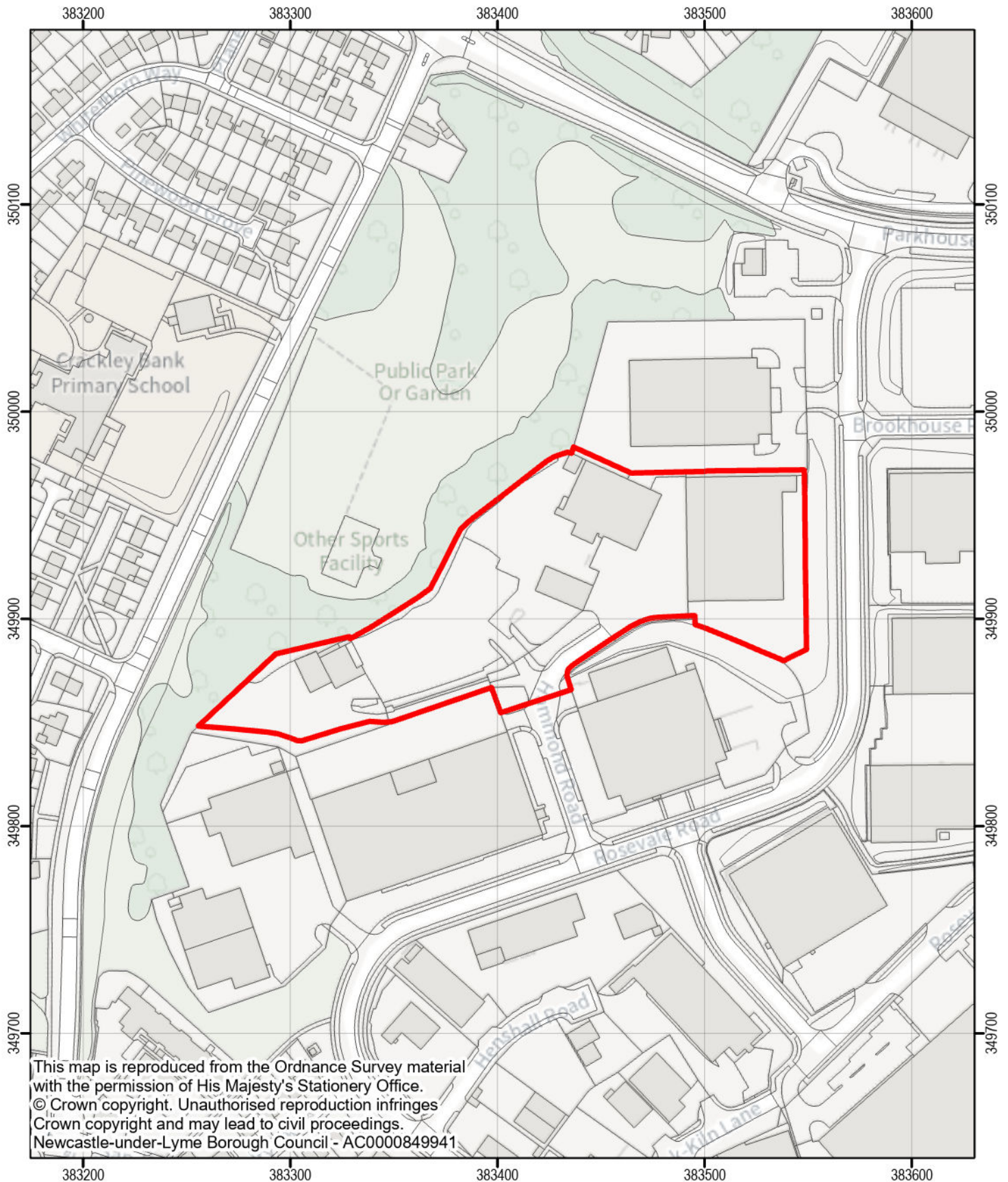
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00443/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

29th July 2025



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

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

RECOMMENDATION

That the information be received.

As previously reported, the Planning Inspectorate has allowed the appeal and the enforcement notice has been quashed. Therefore, planning permission has been granted for the use of a mobile home on the land as a dwelling, subject to a number of conditions that now need to be complied with.

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

Details to discharge conditions 3 and 4 were subsequently submitted in accordance with the agreed timeline. Whilst approval was given to Condition 4 site restoration, the drainage details were refused following consultation advice received from Severn Trent Water. Your officers are considering appropriate enforcement action in respect of the breach of that condition.

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

Recently, the existing mobile home on the site has been demolished and the site cleared. Dialogue continues with the owner of 5 Boggs Cottages regarding occupation of the site and other potential works/development. Officers have met with the owner and emphasised that the occupation of a new mobile home would require full compliance with the conditions attached to the appeal decision i.e. drainage matters to be addressed to the satisfaction of the Council.

Date report prepared – 4th August 2025

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