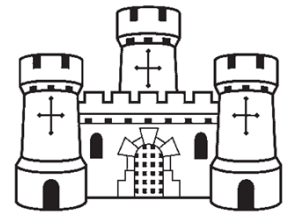


# Public Document Pack

**Date of meeting**      **Tuesday, 4th November, 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 - 8)**  
To consider the minutes of the previous meeting(s).
- 4      APPLICATION FOR OTHER DEVELOPMENT - LAND SOUTH OF  
PEPPER STREET, KEELE. ROBERT AND SUE BIRCHALL.  
25/00620/PIP** **(Pages 9 - 20)**
- 5      APPLICATION FOR OTHER DEVELOPMENT - PUBLIC REALM  
AND CAR PARK TO EAST AND WEST OF KING STREET,  
INCLUDING FORMER GARAGE, KING STREET, KIDSGROVE.  
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL.  
25/00570/DEEM3** **(Pages 21 - 30)**
- 6      APPLICATION FOR OTHER DEVELOPMENT - 24  
MOORTHORNE CRESCENT, BRADWELL. DR YOUSEF  
ROSTAMI. 25/00667/FUL** **(Pages 31 - 36)**
- 7      LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2** **(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), Beeston, Burnett-Faulkner, Fear, Holland, Hutchison, Brown, Gorton, G Williams, J Williams and Dean

**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: | Berrisford | S Tagg (Leader)    |
|                     | Heesom     | Dymond             |
|                     | Johnson    | Edgington-Plunkett |
|                     | S Jones    | Fox-Hewitt         |
|                     | Sweeney    | Grocott            |
|                     | J Tagg     | D 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.

**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.

# Agenda Item 3

**Planning Committee - 07/10/25**

## **PLANNING COMMITTEE**

Tuesday, 7th October, 2025  
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

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

|              |                  |           |            |
|--------------|------------------|-----------|------------|
| Councillors: | Crisp            | Holland   | G Williams |
|              | Beeston          | Hutchison | J Williams |
|              | Burnett-Faulkner | Brown     | Dean       |
|              | Fear             | Gorton    |            |

|           |                 |                                                            |
|-----------|-----------------|------------------------------------------------------------|
| Officers: | Geoff Durham    | Civic & Member Support Officer                             |
|           | Rachel Killeen  | Development Management Manager                             |
|           | Charles Winnett | Senior Planning Officer                                    |
|           | Tom Cannon      | Senior Planning Officer                                    |
|           | Anthony Harold  | Service Director - Legal & Governance / Monitoring Officer |

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

Councillor Beeston declared an interest in item 6 on the agenda, Willoughbridge Lodge Farm, stating that her daughter had submitted a letter of objection to this item. The Chair stated that Councillor Beeston could take part in the debate.

The Chair declared an interest in item 4 on the agenda, former Zanzibar as a director on the Aspire board. Councillor Northcott would vacate the chair and leave the room during the debate.

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

**Resolved:** That the minutes of the meeting held on 9<sup>th</sup> September, 2025 be agreed as a correct record.

### **3. APPLICATION FOR MAJOR DEVELOPMENT - FORMER SITE OF THE ZANZIBAR, MARSH PARADE, NEWCASTLE. DURATA DEVELOPMENTS LTD. 25/00349/FUL**

*Councillor Crisp in the chair.*

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

- (i) Standard time limit for commencement of development
- (ii) Approved plans
- (iii) Materials
- (iv) Boundary treatments

- (v) Landscaping scheme
- (vi) Cycle parking
- (vii) Access arrangements
- (viii) Construction Environmental Management Plan
- (ix) Noise mitigation
- (x) Limitation on maximum noise levels
- (xi) Details of mechanical ventilation system to be submitted
- (xii) Windows located on façade type 1 and façade type 2 to be sealed and not be openable
- (xiii) Contaminated land
- (xiv) Soil Importation
- (xv) Lighting
- (xvi) Construction hours
- (xvii) Biodiversity Management Plan
- (xviii) Affordable Housing
- (xix) Compliance with submitted drainage strategy
- (xx) Additional drainage details

[Watch the debate here](#)

**4. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT MOSS LANE, MADELEY. KEEPMOAT HOMES. 24/00619/FUL**

*Councillor Northcott in the Chair*

Members were advised that this item had been deferred to a future meeting.

**5. APPLICATION FOR MINOR DEVELOPMENT - WILLOUGHBRIDGE LODGE FARM, WILLOUGHBRIDGE. MR PAUL PARTON - PARTON POULETS LTD. 25/00318/FUL**

*Councillor Turnock spoke on this application*

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

- (i) Standard time limit
- (ii) Approved plans and supporting documents
- (iii) Provision and hard surfacing of parking and turning areas
- (iv) Materials
- (v) Boundary treatments
- (vi) Construction Environmental Management Plan (Pre-commencement)
- (vii) Noise mitigation measures/attenuation scheme
- (viii) Ground contamination report/any unexpected contamination
- (ix) Details of external lighting
- (x) Bat and bird boxes
- (xi) RAMMs
- (xii) Development to be carried out in accordance with the approved Flood Risk and Drainage Impact Assessment and drainage strategy drawings
- (xiii) Detailed drainage design (Pre-commencement)

- (xiv) Details of dirty water to be exported to an appropriate licensed treatment facility (Pre-commencement)
- (xv) Development operated in accordance with approved Manure Management Strategy
- (xvi) Tree and hedgerow protection measures for retained trees/hedgerows
- (xvii) Arboricultural method statement
- (xviii) Verification noise assessment report
- (xix) Details of noise generating plant including mechanical ventilation or refrigeration/air conditioning, refuse compacting
- (xx) Noise and odour control
- (xxi) Biodiversity Gain Plan
- (xxii) Habitat Management Monitoring Plan (HMMP)
- (xxiii) Landscape and Ecological Management Plan

[Watch the debate here](#)

**6. APPLICATION FOR MAJOR DEVELOPMENT - PLOT A, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00530/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](#)

**7. APPLICATION FOR MAJOR DEVELOPMENT - PLOT B, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00531/REM**

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

- (x) Link to outline planning permission and conditions
- (xi) Approved plans
- (xii) Facing and roofing materials
- (xiii) Boundary treatments
- (xiv) Hardstandings
- (xv) Soft landscaping
- (xvi) No external storage
- (xvii) Provision of car parking, access, servicing and circulation areas
- (xviii) Provision of secure, covered and safe cycle parking

- facilities
- (xix) Development to be completed in accordance with Coal Mining Assessment
- (xx) Development to be completed in accordance with the submitted drainage strategy
- (xxi) LPA to be notified of future party or parties responsible for management of the maintenance plan

[Watch the debate here](#)

**8. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LAMPHOUSE WAY, WOLSTANTON. MR MARK ELLIS - MARKDEN HOMES. 25/00552/FUL**

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

- (i) Time limit
- (ii) Approved plans
- (iii) All other conditions that remain relevant to the original Permission

[Watch the debate here](#)

**9. APPLICATION FOR MINOR DEVELOPMENT - SLATERS STONE ROAD HILL CHORLTON. MR AND MRS SLATER. 25/00185/FUL**

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

- (xxiv) Standard time limit
- (xxv) Approved plans and supporting documents
- (xxvi) Construction Environmental Management Plan
- (xxvii) Dust mitigation measures
- (xxviii) Ground contamination report
- (xxix) Tree and hedgerow protection measures for retained trees
- (xxx) Materials and boundary treatments in accordance with submitted details/schedule
- (xxxi) Highway related conditions
- (xxxii) Sustainable drainage systems for the disposal of surface water and foul drainage details
- (xxxiii) Development to be carried out in accordance with the recommendations and mitigation measures in the Preliminary Ecological Appraisal
- (xxxiv) Landscape and Ecological Management Plan
- (xxxv) Standard biodiversity gain condition

[Watch the debate here](#)

**10. 5 BOGGS COTTAGE, KEELE. 14/00036/207C3**

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

[Watch the debate here](#)

**11. URGENT BUSINESS**

There was no Urgent Business.

**12. DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott  
Chair**

Meeting concluded at 9.30 pm

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**LAND SOUTH OF PEPPER STREET, KEELE**  
**ROBERT AND SUE BIRCHALL**

**25/00620/PIP**

The application seeks permission in principle for 6 to 9 dwellings at land south of Pepper Street, Keele. The application site is within the rural area of the borough, falls within an Area of Landscape Restoration and is designated as Green Belt as indicated on the Local Development Framework Proposals Map.

The application has been called in to Committee on the grounds that the development comprises inappropriate development in the Green Belt and would result in loss of viable agricultural land.

**The 5-week period for the determination of this application expired on 24<sup>th</sup> September 2025 but an extension of time has been agreed to 7<sup>th</sup> November 2025.**

**RECOMMENDATION**

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

- 1. Technical Details Consent required from the LPA**
- 2. Technical Details Consent submitted within 3 years of this permission**
- 3. Approved Plans**
- 4. Consent restricted to no less than 6 and no more than 9 dwellings**

**Reason for Recommendation**

It is considered that the location, type and amount of development proposed is acceptable in principle and these are the only matters which can be assessed in applications for permission in principle. If permission is granted, then an application referred to as a 'technical details consent' would need to be submitted which would consider site specific details.

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

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

**Key Issues**

The application seeks permission in principle for 6 to 9 dwellings at land south of Pepper Street, Keele. The application site is within the rural area of the borough, falls within an Area of Landscape Restoration and is designated as Green Belt as indicated on the Local Development Framework Proposals Map.

With regard to applications for permission in principle, only the matter of the location of the development and the principle of development can be considered by the Local Planning Authority. If permission is granted then a second application referred to as a 'technical details consent' would need to be submitted to address site specific details such as highways, amenity, ground conditions, biodiversity, visual impact, arboriculture, etc. In addition, applications for permission in principle are exempt from providing a biodiversity net gain assessment, with such assessments to be submitted at technical details consent stage.

Therefore, the only matters in the consideration of the application are as follows;

- Is the site a sustainable location for housing development?
- Is the development an appropriate form of development within the Green Belt?

**Is the site a sustainable location for housing development?**

The application site comprises greenfield agricultural land that is located beyond the defined village envelopes for Keele and Silverdale.

Core Spatial Strategy (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.

Policy SP3 of the CSS seeks to maximise the accessibility of new residential development by walking, cycling and public transport.

CSS Policy ASP6 states that in the Rural Area there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key Rural Service Centres, namely Loggerheads, Madeley and the villages of Audley Parish, to meet identified local requirements, in particular, the need for affordable housing.

Furthermore, Policy H1 of the Newcastle Local Plan (NLP) seeks to support housing within the urban area of Newcastle or Kidsgrove or one of the village envelopes.

Paragraph 11 of the NPPF states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

(Para 11(d))

The Council submitted its emerging Local Plan for examination on the 20 December 2024. The Council is now preparing a response to a number of action points raised during the examination hearing sessions before the Inspector issues her interim views on next steps on the Local Plan. There are outstanding objections to the Local Plan and as such, the weight to be afforded to the Plan is limited to moderate weight, in the terms of paragraph 49 of the NPPF (2024).

The Council cannot currently demonstrate an appropriate supply of specific, deliverable housing sites.

CSS Policies SP1 and ASP6, and Local Plan Policy H1 are concerned with meeting housing requirements, and Inspectors in a number of previous appeal decisions, have found that these policies do not reflect an up-to-date assessment of housing needs, and as such are out of

date in respect of detailed housing requirements by virtue of the evidence base upon which they are based.

In *Paul Newman New Homes Ltd v SSHCLG & Aylesbury Vale DC* [2019] EWHC 2367 (Admin) the judgement looks at how decision makers should assess whether “the policies which are most important for determining the application are out-of-date”. It states that the first step is to identify the “basket of policies from the development plan which constitute those most important for determining the application”. The second task is to “decide whether that basket, viewed overall, is out of date”. The basket of policies can be out of date for reasons set out in the NPPF to do with housing supply and delivery, but also if (as a matter of planning judgement) the basket of policies has been overtaken by things that have happened since the plan was adopted, either on the ground or through a change in national policy, or for some other reason.

The basket of policies from the development plan most important for determining this application are considered to be LP Policy H1, CSS Policies SP1 and ASP6. As stated above, it has been accepted that the LP and CSS policies are out of date.

In the absence of a required housing land supply, and lack of up to date policies in relation to the provision of housing, the tilted balance outlined within Paragraph 11(d) of the framework is considered to be engaged and an assessment of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole is required.

In sustainability terms, although the site is outside the settlement boundary of Silverdale or Keele, the site is considered to represent a relatively sustainable location. Nearby are two primary schools and a selection of retail and food outlets. The site is also within easy walking distance to a nearby bus stop located to the southwest which provides regular services to Newcastle via Silverdale, being only 200m from the edge of Silverdale.

Manual for Streets advises that walkable neighbourhoods are typically characterised as having facilities within 15 minutes (up to 800m) walking distance of residential areas which residents may access comfortably on foot. In this case, some services are within this 800m distance such as a school and public house however the other services location within the central part of Silverdale would take some additional walking time to get to. Notwithstanding the above it is considered there is a good level of facilities available for the day-to-day needs of prospective residents of the development site and the site can be described as being in a sustainable location.

It is acknowledged that both local and national planning policy seeks to provide new housing development within existing development boundaries on previously developed land where available. It is accepted that residential development on this greenfield site outside the settlement boundary would be contrary to this preferred approach. Nevertheless, this site would contribute to meeting the housing need for the borough over the emerging plan period in a sustainable and accessible location which would help to boost the supply of homes in the borough.

### **Is the development an appropriate form of development within the Green Belt?**

Paragraph 143 of the NPPF indicates that the Green Belt serves five purposes, one of which is to assist in safeguarding the countryside from encroachment.

Paragraph 153 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 154 of the NPPF states that other than in the case of a number of specified exceptions, the construction of new buildings should be regarded as inappropriate in the Green Belt.

Paragraph 155 sets out that the development of homes, commercial and other development in the Green Belt should not be regarded as inappropriate where:

- (a) The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- (b) There is a demonstrable unmet need for the type of development proposed ;*
- (c) The development would be in a sustainable location, with particular reference to [paragraphs 110 and 115 of this Framework; and*
- (d) Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-15.*

The applicant has submitted supporting information to seek to demonstrate that the proposal complies with criterion (a) above, which relates to the utilisation of 'Grey Belt' land.

'Grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

As per the definition above, Grey Belt can include previously developed land or any other land that does not contribute to purposes a), b) or d) of the five purposes of including land within the Green Belt listed at paragraph 143 of the Framework.

These three criteria are:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (d) to preserve the setting and special character of historic towns.

With respect to criterion (a), the application site falls outside of any recognised settlement boundary, the 2011 Local Plan and within the councils Green Belt Site Review Consolidated Report, National Guidance notes that villages should not be classed as 'large built up areas' and this definition should only be applied to towns or larger settlements. Furthermore the application site is bounded by existing residential development to the north and west, and a large protected woodland to the south and east and would therefore would not be at risk of creating 'unrestricted sprawl'. For these reasons, the proposal meets the definition of grey belt when assessed against the first of the criteria set out above.

With regards to criterion (b), there are no nearby towns within close proximity of the site which would be at risk of merging with the settlement, the nearest town of Newcastle under Lyme is over 3km to the east.

Regarding criterion (d), Keele is not an historic town but rather is classed as a village and the Council's Green Belt Assessment considered that the wider site makes a 'weak contribution towards this purpose and therefore the LPA's stance on this has already been established.

The site does not fall within any of the criteria set out in footnote 7 of paragraph 143 of the NPPF.

To conclude, the site comprises Grey Belt land as it does not make a significant contribution to purposes a), b) and d) of paragraph 143 of the Framework, nor are there any policies listed

at footnote 7 of the Framework that suggest that development of the application site should be refused or restricted. There is a demonstrable need for the development given the absence of a 5 year housing land supply and the site is otherwise located in a sustainable location.

In light of these conclusions, the proposal comprises appropriate development in the Green Belt and the principle of development is considered to be acceptable.

### **Reducing Inequalities**

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

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

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

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

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

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

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

## **APPENDIX**

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

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

Policy SP1      Spatial Principles of Targeted Regeneration  
Policy SP3      Spatial Principles of Movement and Access  
Policy ASP6     Rural Area Spatial Policy  
Policy CSP1     Design Quality  
Policy CSP3     Sustainability and Climate Change  
Policy CSP4:    Natural Assets

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

Policy H1:      Residential Development: Sustainable Location and Protection of the Countryside  
Policy T16:     Development – General Parking Requirements  
Policy N9:      Community Woodland Zones  
Policy N12:     Development and the Protection of Trees  
Policy N17:     Landscape Character – General Considerations  
Policy N21:     Areas of Landscape Restoration  
Policy S3:       Development in the Green Belt

#### Other Material Considerations include:

#### National Planning Policy Framework (2024)

#### Planning Practice Guidance (as updated)

#### Relevant Planning History

None.

#### Views of Consultees

**United Utilities** recommend that the applicant contacts United Utilities using their pre application service and note that any technical matters application should be subject to conditions relating to drainage.

**Keele Parish Council** note that no mention of the railway tunnel has been mentioned within the submitted details and that the emerging plan allocated sufficient amounts of housing within the Borough and therefore additional housing sites are not needed. The PC also note that the site proposal erodes the character of the area, risks merging Keele with Newcastle under Lyme, and is inappropriate development within the Green Belt.

The **Coal Authority** wish to be consulted on any future technical details consent application.

**Naturespace** recommend that any technical details consent include an assessment of the potential impact on Great Crested Newts.

The **Country Archaeological Team** raise no objections to the proposal but note that there is a disused tunnel that runs under part of the site.

No comments have been received from the **Environmental Health Team, Landscape Team** or from **Staffordshire Wildlife Trust**.

#### Representations

3 letters of objection have been received, raising the following concerns:

- The proposal would interfere with local farming within the Green Belt
- Visual impact
- Lack of infrastructure to support new houses
- The site should not be considered as grey belt
- Discussed tunnel needs to be taken into consideration
- Impact on highway safety
- Potential impact on nearby listed building.

#### 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/25/00620/PIP>

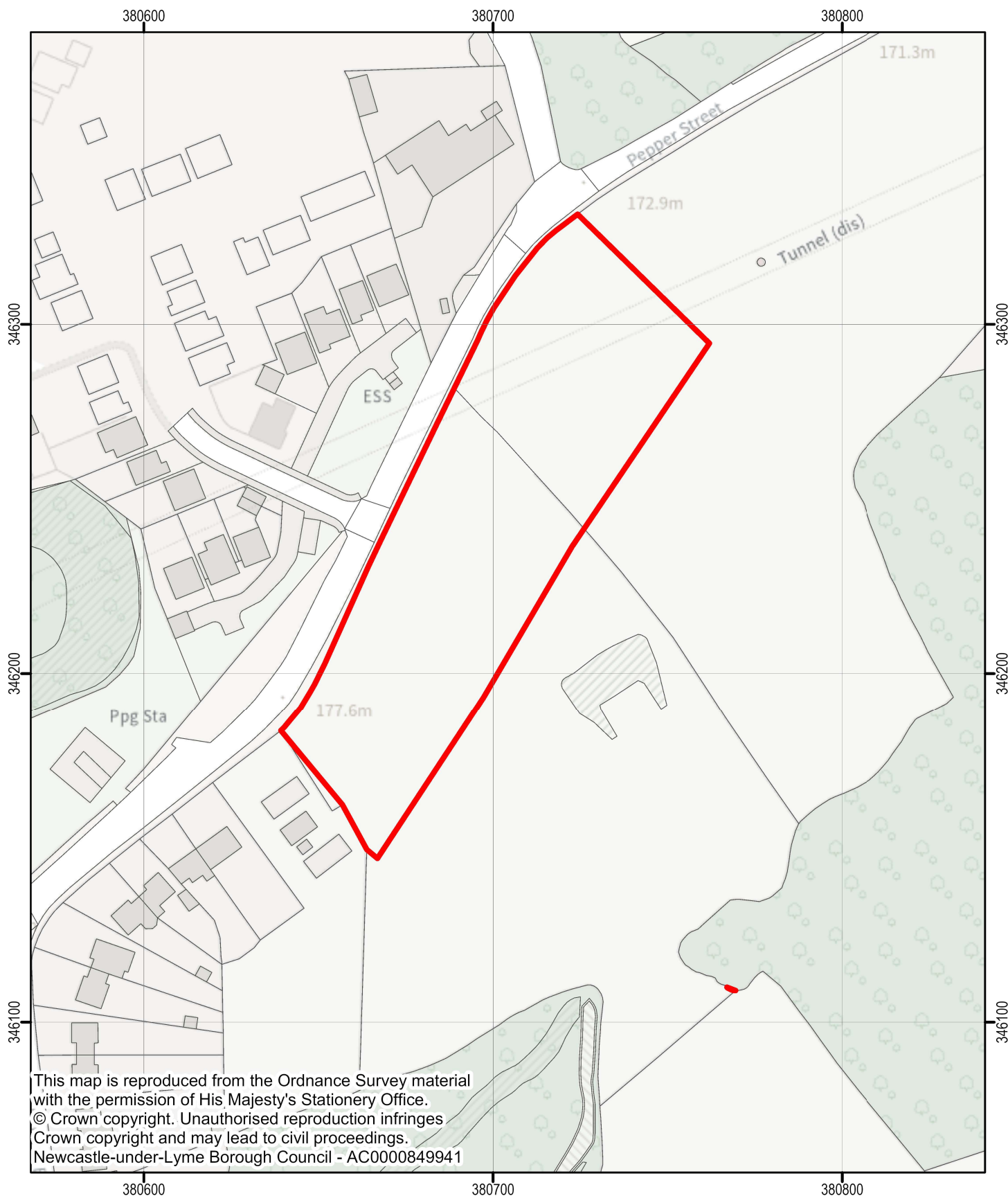
#### Background papers

Planning files referred to  
Planning Documents referred to

#### Date report prepared

20 October 2025

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**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**4<sup>th</sup> November 2025**

**Agenda Item 4**

**Application Ref. 25/00620/PIP**

**Land South of Pepper Street, Keele**

Since the publication of the main report, a further letter of objection has been received which raises concerns relating to loss of biodiversity and wildlife.

Officer comments

As noted in the officer's report, only the matter of the location of the development and the principle of development can be considered by the Local Planning Authority for this type of application.

The recommendation therefore remains as set out in the main agenda report.

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**PUBLIC REALM AND CAR PARK TO EAST AND WEST OF KING STREET, INCLUDING FORMER GARAGE, KING STREET, KIDSGROVE.**  
**NEWCASTLE-UNDER-LYME BOROUGH COUNCIL**

**25/00570/DEEM3**

Full planning permission is sought for extensions and improvements to existing car parks and public realm, including demolition of former service garage and creation of additional temporary parking at King Street, Kidsgrove.

The application site is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

**The 8 week period for the determination of this application expired on 24<sup>th</sup> September 2025. An extension of time has been agreed until 11<sup>th</sup> November 2025.**

**RECOMMENDATIONS**

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

1. Time limit condition
2. Approved plans
3. Approved materials
4. Permitted construction site hours
5. Dust mitigation during demolition and construction
6. Submission of a Construction Environmental Management Plan (CEMP)
7. Cycle parking
8. Highway surfacing and lighting
9. Site access to be made redundant
10. Tree protection
11. Storage of materials outside root protection areas
12. Biodiversity Net Gain Habitat Monitoring Plan

**Reason for recommendations**

The proposed development would not have any significant impacts on nearby land uses or on the character and appearance of the area and the design of the proposal would accord with the policies of the development plan and the aims and objectives of the NPPF.

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

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

**KEY ISSUES**

Full planning permission is sought for extensions and improvements to existing car parks and areas of public realm, including the demolition of a former service garage and creation of additional temporary parking at King Street, Kidsgrove.

The application site is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map. The application site is located within the built-up area of Kidsgrove and comprises an area of public realm and car parking that is located on the western and eastern sides of King Street, north of its junction with Heathcote Street and southwest / south of its junction with Queen Street.

The application site currently forms part of the public realm of Kidsgrove town centre and also provides two bus stops and shelters, a taxi rank and two separate parking areas comprising of 10 no. and 25 no. parking spaces respectively.

The works proposed can be summarised as follows:

- Public realm improvements consisting of replacement seating, provision of raised brick planters, and replacement steps.
- Reconfiguration and resurfacing of the existing car parking area on the western side of King Street to provide 9no. car parking spaces (of which 2no. will be accessible spaces). The existing taxi rank will be removed and the island extended.
- Reconfiguration and extension of the existing car park on the eastern portion of the site to provide a total of 48no. parking spaces (including 2no. EV charging points), served by a reconfigured vehicular access, and associated resurfacing works.
- The provision of 2no. replacement bus shelters.
- Provision of replacement streetlighting
- Provision of pedestrian crossing connecting the car park on the eastern side of King Street with the shopping parade on the western side of King Street.

In addition, the application also proposes the demolition of a part single storey, part two storey flat roofed building in the northwest corner of the site, and the reconfiguration of that area to provide for a temporary car parking facility whilst the wider public realm and car park extension works are undertaken.

The main issues for consideration are as follows:

1. Whether the principle of the proposed development on the site is acceptable.
2. Whether the design and layout of the proposed development is acceptable.
3. Whether the impact on trees is acceptable.
4. Whether the impact on amenity is acceptable
5. Whether the impact on highway safety and parking facilities is acceptable.
6. Biodiversity Net Gain.

1. Is the principle of the proposed development on the site acceptable?

Paragraph 90 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Paragraph 98 of the NPPF seeks to provide amongst other things, services that the community needs, and states that planning policies and decisions should seek to enhance the sustainability of communities.

The principle of the development is considered to be acceptable as the works would support the vitality, viability and modernisation of Kidsgrove Town Centre, in accordance with aims and objectives of the NPPF. The improvements to the public car park would provide enhanced community facilities and support the policy aims of improved accessibility, road safety, and promotion of sustainable modes of transportation.

2. Is the design of the proposed development acceptable?

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

Paragraph 135 of the NPPF lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change. Paragraph 136 of the NPPF confirms that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that that existing trees are retained wherever possible.

Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into

account any local design guidance and supplementary planning documents such as design guides and codes.

Policy CSP1 of the adopted Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) details that new development should be well designed to respect the character, identity and context of the area.

The site currently forms part of the public realm along King Street, and comprises an area of block paving, along with a linear parking area, taxi rank, raised island which provides for a bus stop, and a public car park.

The surrounding area is comprised of a mixture of different building types, including residential and commercial properties of various design styles. The area currently provides little in the way of a high-quality appearance or positive contribution to the character and appearance of the area.

The design and scale of the proposed development set out in the submitted plans would complement the existing built form of the area by providing a landscape based design and would help to improve the overall quality of this part of the town centre.

### 3. Would the impact of the proposal upon trees be acceptable?

Saved Policy N12 states that the Council will resist development that would involve the removal of any visually significant tree, shrub or hedge, whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design. Where permission can be given and trees are to be lost through development, replacement planting will be required on an appropriate scale and in accordance with a landscaping scheme.

An Arboricultural Method Statement has been submitted as part of the application.

The proposed formation of the extended car park will result in the loss of an existing area of greenery and trees adjacent to the existing car park. Of the 23 trees included within the survey, a total of 9 are proposed to be removed. The development proposes to mitigate for the loss of those trees, with new tree and shrub planting to be undertaken throughout the site as shown on the submitted plans, in addition to the provision of some off-site biodiversity enhancements.

Whilst the loss of trees from the site is not ideal, the provision of new landscaping throughout the wider public realm will serve to soften the appearance of the site compared to its current condition.

### 4. Is the impact on amenity acceptable?

Criterion (f) within paragraph 135 of the Framework states that planning decision 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; and where crime and disorder, and the fear of crime, for not undermine the quality of life or community cohesion and resilience.

The nearest residential properties are those at the terraced houses at the entrance to Queen Street to the north of the site, and just beyond that the semi-detached houses of King Street and Whitehall Avenue.

It is not considered that the proposed development would adversely impact on the outlook from, privacy of, or daylight/sunlight received to these properties.

Subject to the conditions required by the Council's Environmental Health Team and given the scope and nature of the proposal, it is not considered that a refusal on amenity grounds could be sustained. On this basis the proposals comply with the guidance and requirements of the NPPF.

### 5. Would the impact on highways safety and parking facilities be acceptable?

Policy T16 of the Local Plan states that development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on-street parking

or traffic problem, and furthermore that development may be permitted where local on-street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets.

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

The NPPF, at paragraph 116, states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

At present, the existing car park provides 34 car parking spaces within both the western and eastern parking areas. The number of car parking spaces would increase to 57, with accessible car parking spaces where presently there are none, and EV charging places.

Furthermore, the development would improve access with the widening of the northernmost access point which leads out onto King Street, so that two vehicles can pass one another safely, where presently that is not possible. A pedestrian crossing is proposed between the shopping area to the west, and the car park to the east.

The Highway Authority have raised no objections to the proposal, subject to a number of conditions.

Subject to conditions, the proposal is considered to be in accordance with the policies of the development plan as well as the provisions of the NPPF.

#### 6. Biodiversity Net Gain

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

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

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 has been accompanied by a Biodiversity Net Gain Report, a Biodiversity Net Gain – Outline Strategy, and a BNG metric to evaluate the ecological impact of the proposed development.

A 10% biodiversity net gain would not be achieved on site and therefore the applicant proposes to deliver the required BNG off site along the Greenway, Kidsgrove. This strategy confirms that the proposed development will achieve well in excess of the statutory 10% Biodiversity Net Gain, with a 428% gain in habitat units and 410% gain in hedgerow units.

The results of the assessment demonstrate that more than a 10% gain in biodiversity units when compared with the current baseline can be achieved.

#### 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 (CSS)

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

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

Policy N12: Development and the Protection of Trees  
Policy R13: Non-retail uses in Kidsgrove Town Centre  
Policy T16: Development – General Parking Requirements  
Policy T17: Parking in Town and District Centres  
Policy IM1: Provision of Essential Supporting Infrastructure and Community Facilities

### **Other Material Considerations**

#### Relevant National Policy Guidance:

National Planning Policy Framework (2024)  
Planning Practice Guidance (updated 2024)

#### Supplementary Planning Guidance:

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

### **Relevant Planning History**

None relevant

### **Views of Consultees**

**The Coal Authority** – No objections.

**The Environment Agency** – No bespoke comment to make on contaminated land matters.

**Environmental Health Division** – No objection to the proposed development subject to conditions.

**The Highway Authority** – No objection to subject to conditions.

**Landscape** – No objections in principle subject to all works carried out in accordance with BS 5837:2012.

**Naturespace** – No objections.

Comments were invited from **Kidsgrove Town Council** and from **Staffordshire Wildlife Trust**, but in the absence of any comments by the due date it must be assumed that they have no observations to make upon the application.

### **Representations**

None received.

Applicant/agent's submission

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

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00570/DEEM3>

Background Papers

Planning File referred to

Development Plan referred to

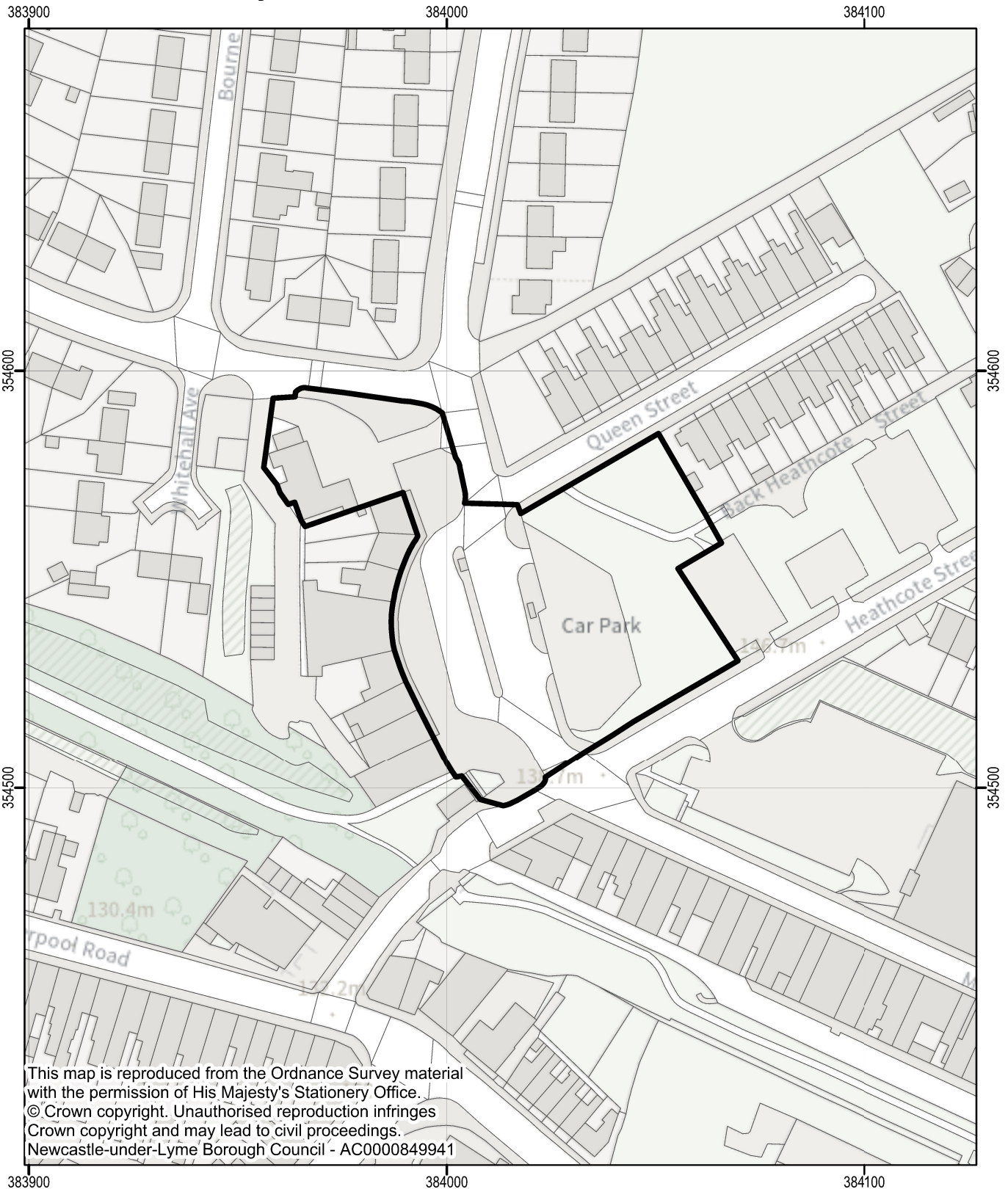
Date report prepared

21<sup>st</sup> October 2025

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25/00570/DEEM3

Public Realm And Car Park To East And West Of King Street,  
Including Former Garage  
King Street  
Kingsgrove  
Newcastle-Under-Lyme



Newcastle Borough Council

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**24 MOORTHORNE CRESCENT, BRADWELL**  
**DR YOUSEF ROSTAMI**

**25/00667/FUL**

The application is for full planning permission for a combined conservatory and shed for greenhouse and storage use.

The site comprises a semi-detached property located on Moorthorne Crescent, Bradwell, within the urban area of the borough, as indicated on the Local Development Framework Proposals Map. The application has been called in on the grounds that the proposal is not in keeping with the other properties within the street.

**The 8-week period for the determination of this application expired on 3<sup>rd</sup> November 2025 but an extension of time has been agreed to 11<sup>th</sup> November 2025.**

**RECOMMENDATION**

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

- 1. Time limit**
- 2. Approved plans**
- 3. Materials**

**Reason for Recommendation**

The proposed outbuilding is an appropriate form of development which would not cause harm to the amenities of neighbouring properties and only marginally falls short of meeting permitted development requirements. It is considered that planning permission should be granted subject to the imposition of appropriate conditions.

**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 that complies with the provisions of the National Planning Policy Framework.

**Key Issues**

The application is for part retrospective permission for a detached outbuilding. The site comprises a semi-detached residential property located that lies within the urban area of the borough, as indicated on the Local Development Framework Proposals Map.

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

- Design of the proposal and impact on the form and character of the area
- Is the impact upon neighbouring occupiers in terms of amenity acceptable?
- Other matters

**Design of the proposal and impact on the form and character of the area**

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

Paragraph 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 CSP1 of the Council's Core Spatial Strategy 2006-2026 requires that the design of the development is respectful to the character of the area.

The outbuilding sits 7.2m from the host property's rear single storey extension and 0.3m away from the boundary with No. 26 Moorthorne Crescent. The structure is 9.8m in length and 2.4m in width. The ground levels within the property's rear garden gradually rise with distance from the dwelling. As a result, the outbuilding is 3.2m at the highest part of its pitched roof.

Concerns have been raised regarding the size of the footprint of the outbuilding. Whilst officers recognise that the footprint of the outbuilding is large, there is more than 50% of the total ground area of the property's curtilage left undeveloped, which means that the proposal would be allowable under permitted development legislation. Given this fallback position the structure's footprint is considered acceptable.

Representations also state that the outbuilding is an eyesore and not in keeping with development at other properties on the vicinity. The design of the outbuilding is not typical in appearance, as it has been constructed partially from the applicant's original greenhouse, with an attached wooden element. However, permitted development legislation does not specify requirements in terms of the appearance of residential outbuildings, and should the outbuilding have been constructed 0.7m shorter, or set away from the boundary by 2m, then no planning permission would have been required. Whilst some views of the upper section of the outbuilding are visible from the neighbouring properties, the shared boundary treatments which run around the property do help to screen the proposal from view. It should also be recognised that outbuildings of this height are common features within the Borough.

Overall, it is not considered that the proposal would have any significant impact on the character of the original dwelling, neighbouring properties, or the surrounding area. Based on the above it is considered that the proposed development accords with Policy CSP1 of the CSS and the aims and objectives of the NPPF.

#### Residential Amenity

Paragraph 135 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on new dwellings including the need for privacy, daylight standards, and environmental considerations.

Representations state that the position of the outbuilding, including the location of its guttering, would be inappropriate, causing issues with boundary access and maintenance and generally causing harm to the amenities of neighbouring properties.

It is not considered that the distance between the outbuilding and neighbouring buildings would be detrimental in terms of causing loss of privacy, light nor outlook to other properties. It is considered that there would be an acceptable separation distance between it and neighbouring properties of at least 9m.

Concerns are raised that users of the outbuilding would have clear and intrusive sightlines across adjoining gardens. Given that the outbuilding is single storey, it would not have a vantage point from which to intrude on the privacy of other residents. There is an outbuilding in situ, as well as a mature hedge that sits along the property boundary at No. 26 Moorthorne Crescent, which obscures the outbuilding from the view of residents of that property.

Furthermore, the outbuilding's roof alone is 0.65m high. Therefore, a marginally shorter outbuilding with a flat roof but otherwise same design (including multiple glass windows) could have been constructed at a similar location within the host property's curtilage and have also met permitted development.

The proposal accords with the guidance outlined in the SPG and so there is not considered to be any detrimental impact on the amenity of neighbouring properties because of the development. Based on the above the development would accord with the guidance and requirements of the NPPF.

### **Other**

Representations suggest the outbuilding might be used as a granny annexe. The description of development is a combined hybrid conservatory and shed for greenhouse and storage use. This therefore is the accepted use of the outbuilding by the Local Planning Authority.

Representations also state that the outbuilding has been constructed without the proper planning permissions. Although the outbuilding was constructed without planning permission, this has been rectified through the submission of a retrospective planning application.

Concerns have been raised stating that the applicant did not consult their neighbours on the development. This is not a matter for the Local Planning Authority to address.

### **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 ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

Policy CSP1: Design Quality

### **Other Material Considerations include:**

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

[Planning Practice Guidance](#) (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**

24/00740/FUL - Proposed single storey side extension, and 1 and 2 storey rear extension - Permitted

24/00740/NMA - Application for a non-material amendment of planning permission 24/00740/FUL to move the side extension window from the rear to the front, and to move the position of the skylight to the existing roof – Pending consideration

### **Views of Consultees**

None.

### **Representations**

5 letters of objection have been received. A summary of the comments made is as follows:

- The outbuilding is an eyesore for neighbouring properties;
- There is uncertainty regarding what the resident will use the outbuilding for;
- The council did not notify a resident regarding this planning application;
- The footprint of the outbuilding is too big;
- The position of the outbuilding within the property's curtilage is inappropriate;
- The outbuilding's guttering is likely to overhang the neighbouring property.
- The outbuilding has already been built and has been done so without the proper permissions.

### **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/25/00667/FUL>

### **Background papers**

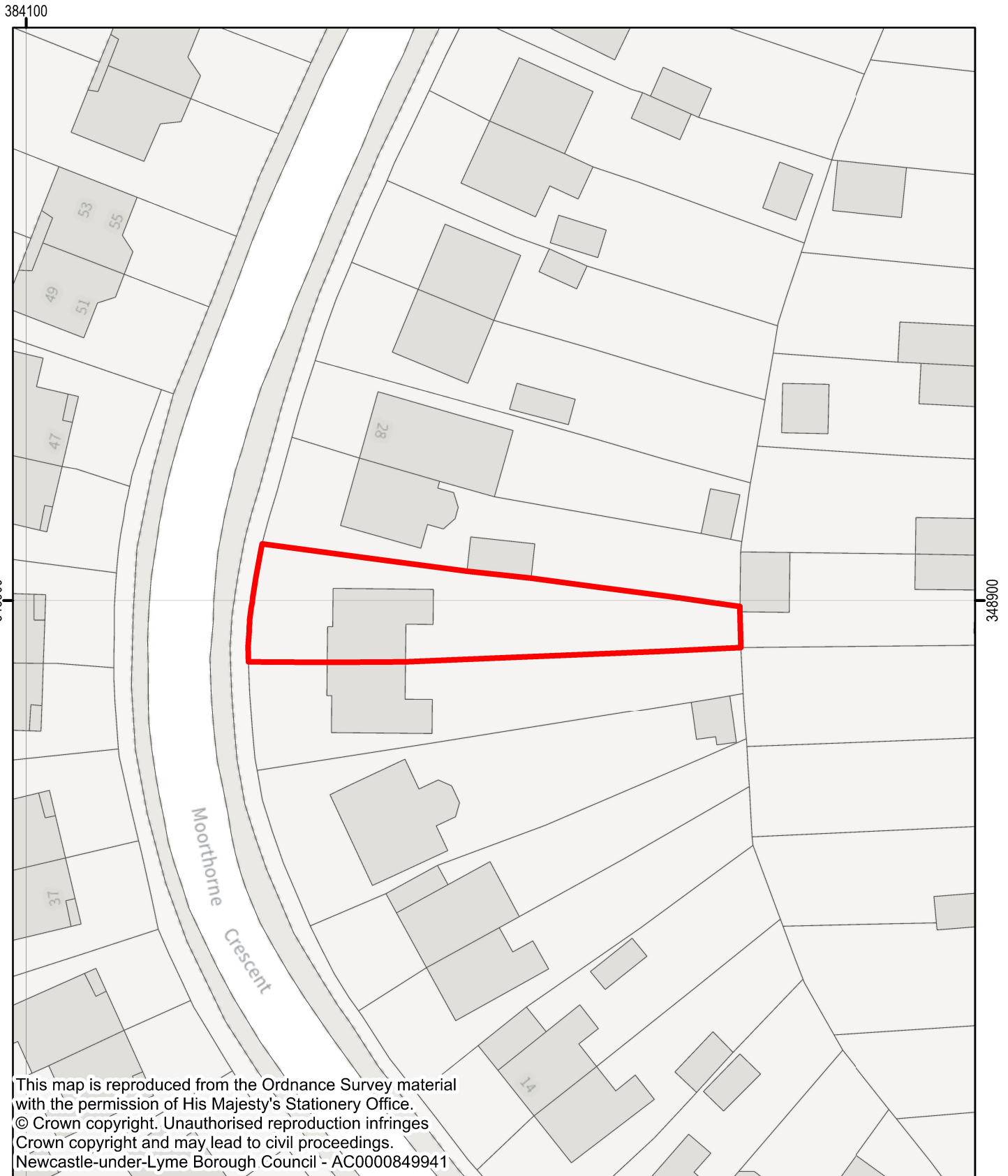
Planning files referred to

Planning Documents referred to

### **Date report prepared**

22<sup>nd</sup> October 2025

25/00667/FUL  
24 Moorthorne Crescent  
Bradwell  
Newcastle Under Lyme



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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 – 20 October 2025

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