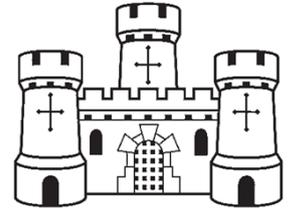


Public Document Pack

Date of meeting Tuesday, 3rd March, 2026
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 BETWEEN APEDALE ROAD AND PALATINE DRIVE. MR RYAN WADDELL, GLEESON HOMES. 26/00014/FUL** (Pages 7 - 14)
- 5 APPLICATION FOR MINOR DEVELOPMENT - LAND AT VERNON AVENUE, AUDLEY. MRS VENA LLOYD. 26/00026/PIP** (Pages 15 - 26)
- 6 APPLICATION FOR MINOR DEVELOPMENT - PUBLIC REALM AND CAR PARK TO EAST AND WEST OF KING STREET, INCLUDING FORMER GARAGE, KING STREET, KIDSGROVE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 26/00024/DEEM3** (Pages 27 - 36)
This item includes a supplementary report
- 7 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), 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 - 03/02/26

PLANNING COMMITTEE

Tuesday, 3rd February, 2026
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	

Apologies: None

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management Manager
	Anthony Harold	Service Director - Legal & Governance / Monitoring Officer

Also in attendance:

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 14 January, 2026 be agreed as a correct record.

3. **APPLICATION FOR MINOR DEVELOPMENT - LAND REAR OF 57 HIGH STREET, ALSAGERS BANK. MR MOHAMMED SALEEM. 25/00851/PIP**

The Council's Service Director for Legal and Governance/ Monitoring Officer read out a statement that was applicable to both of the 'Planning in Principle' applications on this agenda. The statement had been prepared following this application being deferred at the previous meeting to seek external legal advice in connection with the Audley Neighbourhood Plan.

Members were advised that if they were to refuse the application on the grounds of non-compliance with the Neighbourhood Plan, the decision would be extremely challenging for the Council to defend on appeal.

Following a lengthy debate, Councillor Holland proposed the recommendations and the Chair seconded. A vote was taken:

For: 3

Planning Committee - 03/02/26

Against: 3
Abstain: 6

The Chair had the casting vote and voted in favour of the recommendations.

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

- (i) Technical Details Consent required from the LPA
- (ii) Technical Details Consent submitted within 3 years of this permission
- (iii) Approved Plans
- (iv) Consent restricted to no less than 5 and no more than 9 dwellings

[Watch the debate here](#)

4. APPLICATION FOR MINOR DEVELOPMENT - LAND OFF WERETON ROAD, AUDLEY. MR STEPHEN ADAMS. 25/00883/PIP

The Council's Development Management Manager advised that the comments made and the statement that had been read out by the Council's Service Director for Legal and Governance/ Monitoring Officer on the previous application were also applicable to this application.

Following a lengthy debate, The Chair proposed the recommendations and Councillor Fear seconded. A vote was taken:

For: 5
Against: 3
Abstain: 4

The Chair had the casting vote and voted in favour of the recommendations.

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

- (i) Technical Details Consent required from the LPA
- (ii) Technical Details Consent submitted within 3 years of this permission
- (iii) Approved Plans
- (iv) Consent restricted to no less than 5 and no more than 9 dwellings

[Watch the debate here](#)

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

Resolved:

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

[Watch the debate here](#)

6. **DISCLOSURE OF EXEMPT INFORMATION**

There was no confidential business.

7. **URGENT BUSINESS**

There was no Urgent Business.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.57 pm

This page is intentionally left blank

Classification: NULBC UNCLASSIFIED

LAND BETWEEN APEDALE ROAD AND PALATINE DRIVE
MR RYAN WADDELL, GLEESON HOMES

26/00014/FUL

This is an application for the variation of condition 2 of planning permission 21/00655/FUL to allow for the substitution of 27 houses with a new house type.

The application site falls within the rural area of the Borough and is within an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

The statutory 13-week determination period for this application expires on the 9 April 2026.

RECOMMENDATION

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

- 1. Approved plans**
- 2. All other conditions which are still relevant from the previous planning permissions**

Reason for recommendation

There are no objections to the proposal in respect of visual impact, and the development would still have an acceptable impact on the occupiers of neighbouring residential properties. The proposed development is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

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 that complies with the provisions of the National Planning Policy Framework and therefore no amendments were requested.

KEY ISSUES

The application seeks to vary the wording of condition 2 (Approved plans) of planning permission 21/00655/FUL which was an application for major residential development at land Between Apedale Road and Palatine Drive. This application has been submitted to allow for the substitution of house types to enable a new design for 27 dwellings within the site.

The Newcastle-under-Lyme Borough Council Final Draft Local Plan (Regulation 19 version) and its supporting documents were submitted for public examination on the 20 December 2024. Following the examination hearings, the Council consulted on several main modifications to the emerging Local Plan in late 2025. Responses to the consultation on the modifications proposed have now been shared with the Inspector and the Council awaits further information on the next steps of the examination process.

Policies, alongside the schedule of Main Modifications, in the emerging Local Plan are a material consideration in decision taking on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 49 of the National Planning Policy Framework, as follows:-

“49. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.

As the Local Plan is at an advanced stage with a focused consultation on Main Modifications from the examination process then moderate to significant weight can be attributed to individual policies dependent on the extent of changes to the Local Plan.

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

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

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission.

The proposal would not result in any additional impacts on highway safety or landscaping matters beyond the original scheme, and the key issues in the determination of this application are therefore:

- Impact on the character and appearance of the area and
- Impact on residential amenity

Would there be any adverse impact on the character and appearance of the area?

Paragraph 131 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

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.

Policy PSD7 (Design) of the emerging Local Plan requires that developments proposals should accord with the National Design Code, National Design Guidance, and any adopted local design guide or code. Further to the above the policy requires that developments should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness and sense of place in terms of:

- a. Height, scale, form and grouping;*
- b. Choice of materials;*
- c. External design features*
- d. Massing of development*
- e. Green infrastructure; and*
- f. Relationship to neighbouring properties, street scene, and the wider neighbourhood*

Moderate weight can be applied to this policy.

The proposal would see the replacement of 27 houses within the site (House Type Ht353) with a new house type (House Type HT353). Both house types are 3 bedroomed properties with similar footprints.

The proposed replacement house type is a traditional two storey red brick design, which is characterised by having a small, pitched roof front section which provides space for a small hallway and WC. Detailing is provided around the ground floor windows, and a brick course runs around the property adding interest to the overall design. The overall height and scale of the new property type is similar to that which it seeks to replace, which will ensure that there is no additional impact on the wider landscape and townscape surrounding the site.

Given that the wider development site uses a number of different house types, including designs similar to the one proposed, there are no objections to the design chosen.

To conclude, the level of overall visual change to the street scene and wider area as a result of the new altered properties is considered to be negligible, and it is therefore considered that the proposal would comply with policies of the development plan, national policy and the urban design guidance.

Impact on residential amenity

Paragraph 135 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings.

Policy PSD6 (Health and Wellbeing) of the emerging local plan notes that the Council will support development that fosters safe, healthy and active lifestyles and that new housing should provide opportunities for healthy living and maintained independence and promote mental wellbeing through the encouragement of safe and accessible walking and cycling, access to services. Moderate weight can be applied to the policy.

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

Sufficient distances can be achieved between dwellings to ensure the proposal complies with the Council's 'Space around Dwellings' SPG and the altered dwellings would still have good sized rear gardens.

To conclude, it is considered that future occupants will have an acceptable level of residential amenity and the proposal therefore complies with the requirements of paragraph 135 of the NPPF.

Reducing Inequalities

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

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

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

- Sexual orientation

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

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

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

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this decision: -

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

Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy N17: Landscape Character – General Considerations

Policy N22: Area of Landscape Restoration

Other material considerations include:

National Planning Policy Framework (2025)

Planning Practice Guidance

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)

Newcastle-under-Lyme Emerging Local Plan (2020-2040 at Main Modifications Stage)

Policy PSD7: Design

Policy SE12: Amenity

Relevant Planning History

13/00525/OUT - Residential development of up to 350 dwellings including open space, new vehicular accesses, infrastructure, ancillary development and associated earthworks – Approved

21/00655/FUL - Full planning application for the erection of 330 no. dwellings, including open space, new vehicular access off Apedale Road, and associated infrastructure and earthworks – Approved

23/00294/DOB- Application for the modification or discharge of planning obligations made under Section 106 of the Town and Country Planning Act relating to Section 106 Agreement dated 23rd August 2022 (21/00655/FUL) – Approved

24/00594/FUL- Variation of condition 2 of planning permission 21/00655/FUL to substitute the approved plans to reflect amendments to house types, plot locations and additional temporary access to the sales area – Pending consideration

Views of Consultees

The **Environmental Health Team** raise no objections to the proposal.

Active Travel England raise no objections to the proposal.

No comments have been received from the **Waste Services Team, Local Area Partnership for Greater Chesterton**, the **Highway Authority** or from the **Landscape Development Team**.

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/26/00014/FUL>

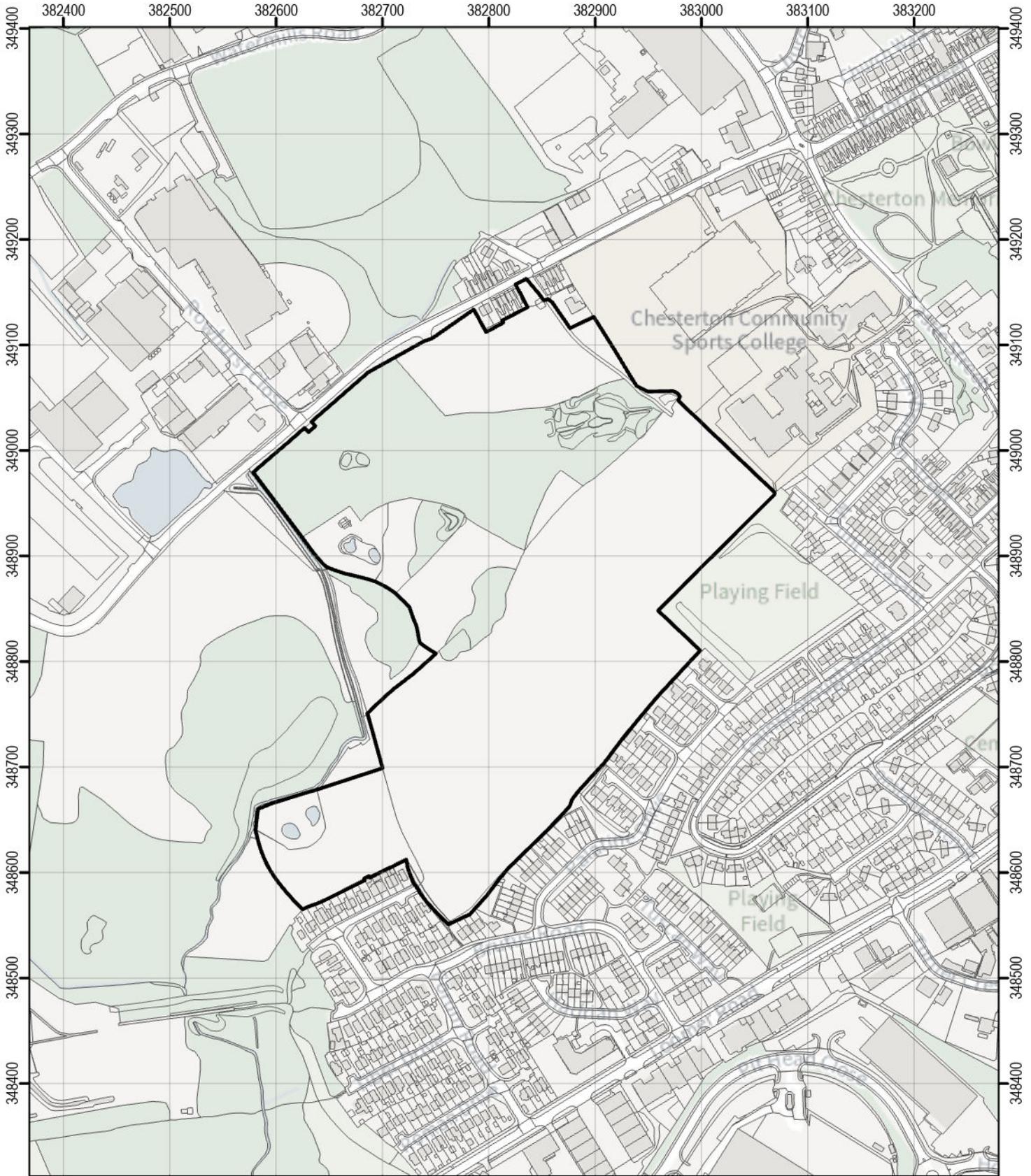
Background Papers

Planning File
Development Plan

Date report prepared

23 February 2026

26/00014/FUL
Land between Apedale Road and
Palatine Drive
Chesterton



Newcastle Borough Council

1:5,000

This page is intentionally left blank

LAND AT VERNON AVENUE, AUDLEY
MRS VENA LLOYD

26/00026/PIP

The application seeks permission in principle for the erection of 3-6 dwellings on a parcel of land off Vernon Avenue, Audley.

The site is located within the Green Belt and an Area of Landscape Enhancement, as indicated on the Local Development Framework Proposals Map.

The application has been called in for determination by the Planning Committee by Councillor Lewis in respect of concerns of the impact of the development on the Green Belt and the application of Grey Belt policy.

The 5-week period for the planning application expired on 20 February but an extension of time has been agreed until 6 March 2026.

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 3 and no more than 6 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 proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks permission in principle for the erection of 3-6 dwellings on a parcel of land to the north of Vernon Avenue, Audley. The site is located within the Green Belt and an Area of Landscape Enhancement, as indicated on the Local Development Framework Proposals Map.

The Newcastle-under-Lyme Borough Council Final Draft Local Plan (Regulation 19 version) and its supporting documents were submitted for public examination on the 20 December 2024. Following the examination hearings, the Council consulted on several main modifications to the emerging Local Plan in late 2025. Responses received to the consultation on the modifications proposed have now been shared with the Inspector and the Council awaits further information on next steps on the examination process.

Policies, alongside the schedule of Main Modifications, in the emerging Local Plan are a material consideration in decision taking on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 49 of the National Planning Policy Framework, as follows:-

“49. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); an*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

As the Local Plan is at an advanced stage with a focused consultation on Main Modifications from the examination process then moderate to significant weight can be attributed to individual policies dependent on the extent of changes to the Local Plan. These policies and their weight shall be addressed in turn, in the relevant sections of this report.

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 which would address site specific details such as highway safety, 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.

While an objection to the proposal has been received which raises concerns relating to issues such as highway safety, drainage, impact on wildlife and amenity, these are matters which fall beyond the scope of this application.

In addition, Audley Parish Council have raised concerns regarding the impact of the development on a site designated as local green space within the Audley Neighbourhood Plan, Local Green Space 91 as noted within Policy ANP11. However, this application site does not form part of the LGS designation and is sited 45m from it. Therefore, there are no concerns in this regard and Policy ANP11 would not be applicable.

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

- Is the principle of housing development acceptable in this location?
- Is the development appropriate within the Green Belt?

Is the principle of development acceptable?

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.”

Paragraph 12 of the NPPF states that “Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”

The application site comprises greenfield agricultural land that is located beyond, but directly adjacent to, the defined village envelope of Audley and is sited on the northern side of Vernon Avenue.

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.

As referred to above, the Council's Draft Local Plan has now reached the main modifications stage of the examination process. The policies from the emerging plan most relevant in determining this application are considered to be Policies PSD1, PSD2, PSD3 and PSD4.

Policy PSD1 (Overall Development Strategy) sets out the overall development strategy for the Borough, including housing targets. Within the policy it details at point 4 that the council will encourage efficient use of land through windfall development there the development, amongst other points *"is physically well-related to existing settlement, infrastructure and sustainable transport modes"*. This criterion is not subject to any modifications and so can be afforded significant weight.

Policy PSD2 (Settlement Hierarchy) establishes the settlement hierarchy within the Borough. The application site would be classified as *"Other settlement and rural areas"*. Again, this policy is not subject to any modifications and so carries significant weight. Policy PSD3 details that *"other settlements and rural areas of the settlement hierarchy will be expected to accommodate development in line with the policy approach set out within the local plan but is not a focus of growth for this policy."* Whilst there are modifications set out within PSD3, this criterion has not been modified and so can be afforded significant weight.

Policy PSD4 (Development Boundaries and the Open Countryside) sets that settlement boundaries are defined on the Policies Map and that open countryside is land outside of these defined settlement boundaries. It is noted that this application site would fall within the open countryside. The policy goes on to detail at criterion 3 types of development that would be supported (a-k). Criterion i is the only one subject to modification in terms of reference to Rural Exception sites, which does not apply to this application. The other types of development as listed within the policy include essential rural workers dwellings; agricultural/operational need; development associated with the conservation and enhancement of a heritage asset; proposals for self-build and custom dwellings and exceptional circumstances for isolated homes. These elements of the proposal which this application would be assessed against can be afforded significant weight.

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))

It has been accepted in previous planning appeals that the housing policies contained in the adopted Core Spatial Strategy and saved policies from the Newcastle-under-Lyme Local Plan 2003 are out of date. The emerging Local Plan includes policies relevant to the consideration of housing but the emerging status of the Plan, alongside the Council not being able to demonstrate a five year supply of deliverable homes, has an impact on the weight that can be attributed to the aforementioned policies

In the absence of a required housing land supply, the tilted balance outlined within Paragraph 11(d) of the framework is considered to be engaged. Therefore 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.

On the 1st October 2025, the Audley Neighbourhood Plan (ANP) was made and therefore forms part of the adopted Development Plan. Policy ANP1 states that residential development will be supported in locations within settlement boundaries or infill development within Scot Hay or other gaps in built frontages flanked on both sides by existing housing, providing it does not compromise inappropriate development or the green belt, amongst other things. Neighbourhood Plan Policy ANP9 (Natural Environment and Landscape), states at point 2 that Development should maintain the green landscape settings and separation of the following distinctive settlements: Alsagers Bank, Audley, Bignall End, Halmer End, Miles Green, Scot Hay, Wood Lane.

Paragraph 14 of the NPPF states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

Whilst the neighbourhood plan is less than five years old, it does not contain policies and allocations to meet its identified housing requirement. Therefore the neighbourhood plan does not comply with the relevant measures outlined within Paragraph 14 and so it cannot be concluded that the adverse impact of allowing development that conflicts with the neighbourhood plan is, in itself, likely to significantly and demonstrably outweigh the benefits.

Comments received from Audley Parish Council (APC) objecting to the proposed development have stated that the ANP helps to achieve development and evidenced growth and that it positively meets the housing needs for the Neighbourhood Area and its growth strategy. It is accepted that the ANP conducted a Housing Needs Assessment (HNA), however the identified housing requirement was not supported by specific policies and allocations to address this identified need.

Officers sought a legal position in respect of the weight to be given to the Audley Neighbourhood Plan in the recent determination of two applications that went before the Committee on the 3rd February 2026 (Application Refs: 25/0081/PIP and 25/00883/PIP). This advice was relayed to members at the Planning Committee on the 3rd February and is considered to also be directly applicable and relevant to the consideration of this application in respect of the weight to be afforded to the ANP. This legal advice supports Officers recommendations insofar as that in respect of policies in relation to the provision of housing, both of the criteria outlined within Paragraph 14 of the NPPF have not been met and therefore it cannot be concluded that the adverse impact of non-compliance with the ANP is likely to significantly and demonstrably outweigh the benefits of the development.

In terms of sustainability, Audley represents a sustainable rural location for new housing due to the services and facilities it contains. 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 site outside the settlement boundary would be contrary to this preferred approach and the requirements of Policy ANP1 of the NP. However, the application site directly abuts the boundary of the Audley Village envelope. Within Policy SED2 of the Draft Local Plan, Audley is identified as a Rural Centre. The policy notes that *"Rural Centres provide a role in service provision to the local population and contain several essential services and facilities in order to meet the day to day needs of residents. The Rural Centres will meet some of the development needs of the Borough, commensurate with their role as villages and with the type, density and design of development seeking to protect and enhance their rural and historic character. It is recognised that there are differences between these villages in terms of their sizes and available facilities and therefore the scale of development in each area should be relative to its role, function and infrastructure capacity"*.

Whilst the site's location within the open countryside is noted, consideration must be given to the proximity of the site to Audley. Occupants of the site would only have to walk a short distance along existing footpaths to access the services and facilities within the village, all of which are considered to

be sufficient to serve the day to day needs of the potential occupants of the development site. Sufficient access to public transport links is also available.

In addition, it should be noted that the application site sits directly adjacent to Site Allocation AB15 which is allocated within the emerging local plan for residential development of 33 dwellings. The work undertaken as part of the emerging local plan has identified this site as sustainable for new residential development. The application site being considered here lies directly adjacent to this allocated site, and whilst technically beyond the defined village envelope of Audley, occupants of the site would rely on the same pedestrian links and accessibility to public transport as that considered in the allocation of site AB15. It is also not considered that the modest addition of a further 3-6 dwellings would have any impacts on the sustainability credentials of the site.

In the absence of a five-year supply of deliverable housing sites, the development of 3-6 dwellings would make a small contribution to the borough's housing supply and based on the location of the site, the development is considered to be within a sustainable location.

Is the development acceptable in 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.*

Policy PSD5 (Green Belt) within the Draft Local Plan states that development shall not be approved for inappropriate development except in very special circumstances, in accordance with the approach within the NPPF. Elements of this policy are subject to modifications, however in terms of new built development in the green belt, the policy aligns with the provisions of the framework and so for the purposes of this application can be afforded significant weight.

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 and an assessment as to whether the proposal meets the above criteria is set out below.

'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.

The application site falls outside of any recognised settlement boundary in the 2011 Local Plan. 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. On this basis, the proposal meets the definition of grey belt when assessed against the first of the criteria set out above.

In regard to criterion (b), there are no nearby towns within close proximity to the site which would be at risk of merging with the settlement.

Audley is a village, not a historic town, and therefore the proposal accords with criterion (d).

Consideration must still be given as to whether any of the restrictions set out in footnote 7 apply to the site, a list of these restrictions are set out below:

- (a) habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest;*
- (b) Local Green Space;*
- (c) a National Landscape;*
- (d) a National Park (or within the Broads Authority) or defined as Heritage Coast;*
- (e) irreplaceable habitats;*
- (f) designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and*
- (g) areas at risk of flooding or coastal change.*

The site does not fall within any of the criteria set out above.

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 Development Plan relevant to this decision:

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

Policy SP1:	Spatial Principles of Targeted Regeneration
Policy SP3:	Spatial Principles of Movement and Access
Policy ASP6:	Rural Area Spatial Policy
Policy CSP3:	Sustainability and Climate Change

Newcastle under Lyme Local Plan 2011

Policy N17:	Landscape Character – General Considerations
Policy N20:	Area of Landscape Enhancement
Policy S3:	Development in the Green Belt

Audley Neighbourhood Plan

Policy ANP1:	Residential Development
Policy ANP9:	Natural Environment and Landscape

Other Material Considerations

National Planning Policy Framework (2025)
National Planning Practice Guidance

Newcastle-under-Lyme Emerging Local Plan (2020-2040 at Main Modifications Stage)

Policy PSD1:	Overall Development Strategy
Policy PSD2:	Settlement Hierarchy
Policy PSD3:	Distribution of Development
Policy PSD4:	Development Boundaries and the Open Countryside
Policy PSD5:	Green Belt

Planning History

None.

Views of Consultees

The **Highway Authority** consider that the proposals will see an intensification of the already inadequate access arrangement, adoptable road layout and pedestrian facilities but note that refusal at this stage would be difficult and so recommend that further information is provided in support of any stage 2 technical detail submission.

County Archaeologist raises no objections to the proposed development

Audley Parish Council object to the application on the following grounds:

- Development would be contrary to Paragraph 12 of the NPPF
- Inappropriate development in the Green Belt
- Development beyond a settlement boundary and conflicts with Policy ANP1 of the Audley Neighbourhood Plan
- Audley Neighbourhood Plan positively meets housing needs
- Contrary to Policy ANP9 of the Neighbourhood Plan
- Consideration should be given to the impact on adjacent Local Green Space 91 and ANP11.

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

The **Environmental Health Officer** raises no objections subject to conditions.

Representations

One letter of objection has been received raising concerns regarding increased traffic, loss of farmland and harm to wildlife and rural setting.

Applicant's/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/26/00026/PIP>

Background Papers

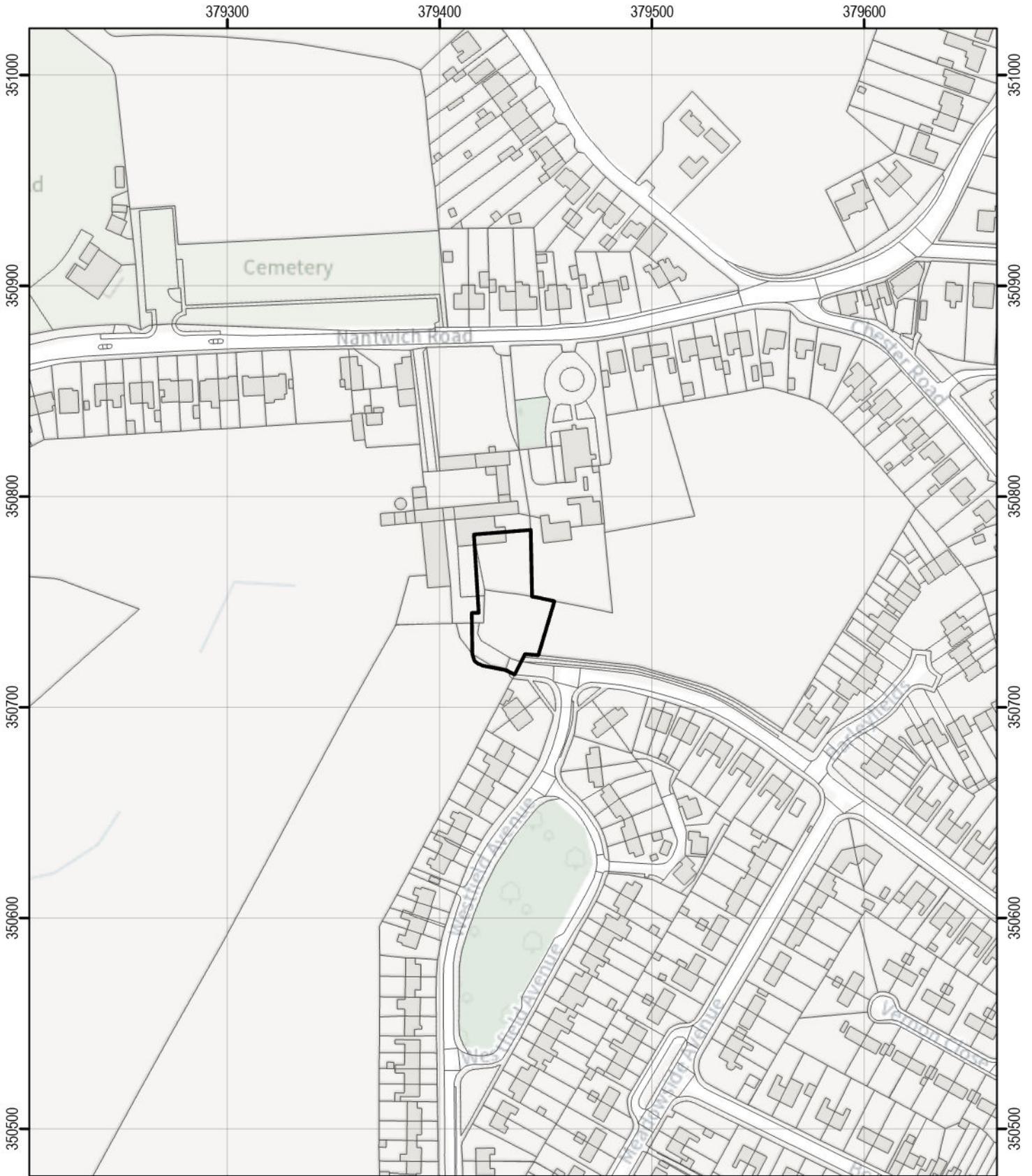
Planning files referred to
Planning Documents referred to

Date report prepared

23 February 2026

This page is intentionally left blank

26/00026/PIP
Land At
Vernon Avenue
Audley



This page is intentionally left blank

Classification: NULBC UNCLASSIFIED

PUBLIC REALM AND CAR PARK TO EAST AND WEST OF KING STREET, INCLUDING FORMER GARAGE, KING STREET, KIDSGROVE.
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL **26/00024/DEEM3**

Planning permission is sought to vary conditions 2, 3, 8 and 9 of planning permission 25/00570/DEEM3, which relates to public realm improvements at King Street Kidsgrove, granted permission last year.

The variation of conditions would allow for various changes to the layout of the site, including the creation of a new cycle shelter; the removal of the northbound bus stop, amended surfacing materials and zebra crossings positions as well as alterations to the parking layout and planters.

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 determination of the planning application expires on 10th March 2026.

RECOMMENDATIONS

PERMIT subject to the following:

- 1. Update the wording of conditions 2, 3, 8 and 9 to reflect the amended plans**
- 2. All other conditions from 25/00570/DEEM3 that remain relevant**

Reason for recommendations

The minor design changes are acceptable and would not adversely affect the character and appearance of the area nor would they have any additional impact on residential amenity or highways safety.

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

Planning permission is sought to vary conditions 2, 3, 8 and 9 of permission Ref. 25/00570/DEEM3, which was approved last year and which was for extensions and improvements to existing car parks and public realm, including the demolition of a former service garage and for the creation of additional temporary parking 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, Kidsgrove.

Condition 2 lists the approved drawings, condition 3 concerns approved materials, condition 8 relates to the provision of cycle parking facilities, and condition 9 relates to hard surfacing throughout the site. Conditions 3 and 8 are required to be varied because they refer to drawing numbers that are to be changed.

The Newcastle-under-Lyme Borough Council Final Draft Local Plan (Regulation 19 version) and its supporting documents were submitted for public examination on 20th December 2024. Following the examination hearings, the Council consulted on several main modifications to the emerging Local Plan in late 2025. Responses to the consultation on the modifications proposed have now been shared with the Inspector and the Council awaits further information on the next steps of the examination process.

Policies, alongside the schedule of Main Modifications, in the emerging Local Plan are a material consideration in decision taking on planning applications. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 49 of the National Planning Policy Framework, as follows:-

“49. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) *the degree of consistency of the relevant policies in the emerging to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)”.*

As the Local Plan is at an advanced stage with a focused consultation on Main Modifications from the examination process then moderate to significant weight can be attributed to individual policies dependent on the extent of changes to the Local Plan. The policies and their weight shall be addressed in turn, in the relevant sections of this report.

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.

The proposed changes to the approved plans comprise the following:

- Adjustments throughout areas A and B as marked on the approved plans.
- Cycle parking facilities added to area A.
- Northbound bus stop omitted from scheme.
- Surfacing details.
- Zebra crossings, parking, and planters adjusted.

The principle of development has been established by the granting of the previous planning permission, and the impact on trees and the ecological/ BNG situation is unaltered from the previous permission. Therefore, the main issues for consideration are as follows:

1. Whether the design and layout of the proposed development remains acceptable.
2. Whether the impact on highway safety and parking facilities remains acceptable.

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.

Policy PSD7 (Design) or the Emerging Draft Local Plan states that, amongst other things, Developments should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness and sense of place in terms of:

- a) Height, scale, form and grouping;

- b) Choice of materials;
- c) External design features
- d) Massing of development
- e) Green infrastructure; and
- f) Relationship to neighbouring properties, street scene, and the wider neighbourhood

Parts of this policy have been altered, however the above criterion is not subject to any amendments and so can be afforded moderate to significant weight.

The changes to the site proposed are the inclusion of a cycle shelter and storage facilities within area A to partially satisfy condition 8 of the original permission, omission of the northbound bus stop from the scheme on account of it being redundant, choice of surfacing details included within the plans; which now includes tarmac, and the adjustment of the positions of zebra crossings, parking, and planters.

In place of the northbound bus stop the scheme would now have a taxi rank. The number of permanent car parking spaces would remain as 57, with accessible car parking spaces and EV charging places included. The proposed changes would result in a minor visual change to the site which would not have a greater impact than the scheme approved under original permission. The proposal would however help to improve the functionality of the development site for both pedestrians and vehicles.

On the basis of the above, it is considered that the design and scale of the proposed development set out in the submitted plans remains appropriate within the context of the existing built form of the area.

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

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.

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.

Policy IN3 of the emerging Plan, Access and Parking, states:

1. Appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards). A departure from these standards may be justified on a case by case basis. Developments should also include provision for electric vehicle charging points in accordance with building regulations, with fast charging infrastructure provided for use by short stay users where appropriate.
2. In terms of car parking, layouts should be designed to:
 - a. reduce the visual impacts of parking on the street-scene and provide defined visitor parking on-street;
 - b. discourage the obstruction of footways by kerb parking, and parking that compromises the operation of the highway and exacerbates safety and residential amenity impacts;
 - c. ensure in-curtilage / on plot parking does not result in streets dominated by parking platforms to the front of the property or large expanses of garage doors fronting the street.
 - d. ensure any non-residential schemes have considered appropriate, fit for purpose parking measures for staff, deliveries, customers and visitors, including secure facilities for alternate transport modes, such as cycling, as well as adequate and appropriate surfacing and landscaping.

This policy is not subject to any modifications and so can be afforded significant weight.

As mentioned previously, the number of car parking spaces would be unaltered, and the Northbound bus stop has been omitted from the scheme, the reason being that it is no longer used, and is therefore redundant. The Highway Authority have raised no objections to the proposed changes.

To conclude, in the absence of any objections from the Highways Authority, the proposal is considered to be in accordance with the policies of the development plan as well as the provisions of the NPPF.

Reducing Inequalities

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

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

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

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

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

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

APPENDIX

Policies and proposals in the 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 (2025)
Planning Practice Guidance (updated 2024)

Emerging Newcastle Under Lyme Local Plan 2020-2040 (at Main Modifications)

Policy PSD7: Design
Policy IN2: Transport and Accessibility
Policy IN3: Access and Parking
Policy SE12: Amenity

Supplementary Planning Guidance:

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

Relevant Planning History

25/00570/DEEM3 – Extensions and improvements to existing car parks and public realm, including demolition of former service garage and creation of additional temporary parking. (Permitted).

Views of Consultees

The Highway Authority – No objection.

Comments were invited from **Kidsgrove Town Council** and from **Landscape**, 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.

Classification: NULBC **UNCLASSIFIED**

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/26/00024/DEEM3>

Background Papers

Planning File referred to
Development Plan referred to

Date report prepared

23 February 2026

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd March 2026

Agenda Item 6

Application Ref. 26/00024/DEEM3

Public Realm and Car Park to East and West of King Street, including Former Garage, King Street, Kidsgrove

Since the publication of the main agenda report, the applicant has requested to make amendments to the submitted drawings following the development of some technical design issues.

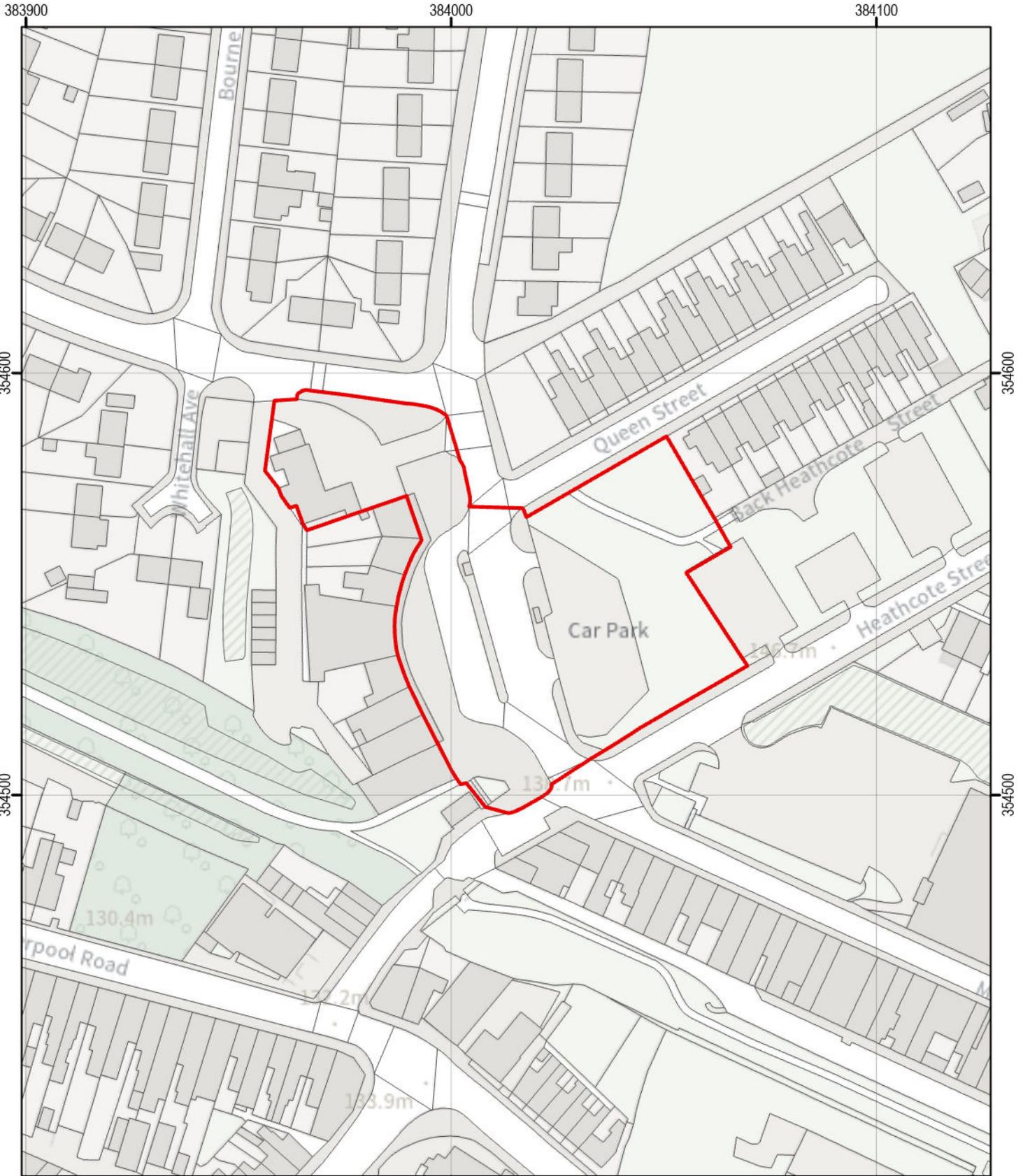
Recommendation

Officers recommend that the application is DEFERRED to enable the applicant to submit amended plans.

This page is intentionally left blank

26/00024/DEEM3

Public Realm And Car Park To East And West Of King Street,
Including Former Garage.
King Street, Kingsgrove.



This page is intentionally left blank

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

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

RECOMMENDATION

That the information be received.

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

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.

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 – 23 February 2026

This page is intentionally left blank