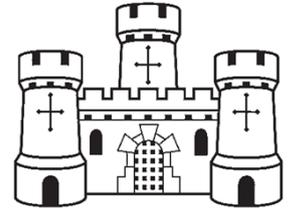


Public Document Pack

Date of meeting Tuesday, 31st 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

PART 1 – OPEN AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included on the agenda.
- 3 MINUTES OF PREVIOUS MEETING(S)** (Pages 3 - 4)
To consider the minutes of the previous meeting(s).
- 4 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 5 - 12)
- 5 APPLICATION FOR OTHER DEVELOPMENT - CROWN INN, BROOK STREET, SILVERDALE. MR JOHN NORFOLK. 26/00022/FUL** (Pages 13 - 26)
- 6 LAND AT DODDLEPOOL, BETLEY. 17/00186/207C2** (Pages 27 - 28)
- 7 URGENT BUSINESS**
To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972
- 8 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 - 03/03/26

PLANNING COMMITTEE

Tuesday, 3rd March, 2026
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present: Councillor Paul Northcott (Chair)

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

Apologies: Councillor(s) Crisp

Substitutes: Councillor Gill Heesom (In place of Councillor Nicholas Crisp)

Officers:	Geoff Durham	Civic & Member Support Officer
	Rachel Killeen	Development Management Manager
	Charles Winnett	Senior Planning 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 3 February, 2026 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - LAND BETWEEN APEDALE ROAD AND PALATINE DRIVE. MR RYAN WADDELL, GLEESON HOMES. 26/00014/FUL**

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

- (i) Approved plans
- (ii) All other conditions which are still relevant from the previous planning permissions

[Watch the debate here](#)

4. **APPLICATION FOR MINOR DEVELOPMENT - LAND AT VERNON AVENUE, AUDLEY. MRS VENA LLOYD. 26/00026/PIP**

Planning Committee - 03/03/26

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 3 and no more than 6 dwellings

[Watch the debate here](#)

5. **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**

Resolved: That the application be deferred to enable the applicant to submit amended plans.

[Watch the debate here](#)

6. **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](#)

7. **URGENT BUSINESS**

There was no Urgent Business.

8. **DISCLOSURE OF EXEMPT INFORMATION**

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 7.30 pm

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 crossing 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 expired on 10th March 2026, but an extension of time until 15th April has been agreed.

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 ecology 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 remain 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

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 Highway 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.

The **Landscape Development Section** - No objections in principle subject to all works carried out in accordance with BS 5837:2012.

Comments were invited from **Kidsgrove Town Council**, 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

19 March 2026

26/00024/DEEM3

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



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CROWN INN, BROOK STREET, SILVERDALE
MR JOHN NORFOLK

26/00022/FUL

Full planning permission is sought for a change of use of a public house known as The Crown Inn, Silverdale, to a 12-bedroom HMO. The application site is located within the urban area of the Borough as indicated on the Local Development Framework Proposals Map. The building is also locally listed.

The application has been called into committee for determination by Councillor Rupert Adcock due to concerns over concerns around parking, highways, access, road safety, unsuitability of this property for use as an HMO and the density of HMOs already in Silverdale.

The statutory 8-week determination period for this application expired on the 24th March 2026, however an extension of time has been agreed until 3rd April.

RECOMMENDATION

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

- 1. Time Limit**
- 2. Approved Plans**
- 3. Materials**
- 4. Glazing on lower section of ground floor bedroom windows**
- 5. Construction hours**
- 6. Internal noise limitations**
- 7. Bin storage**
- 8. Cycle storage**
- 9. Floor levels to be retained as per existing arrangement**

Reason for recommendation

There are no objections in principle to the proposal, and the plans demonstrate that there would be no adverse impact on residential amenity. In the absence of any objections from the Highway Authority and given the existing current shortfall of parking provision for the lawful use of the property, it is not considered that a refusal on highway safety grounds could be sustained. The proposed development is therefore 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

Full planning permission is sought for a change of use of a public house known as The Crown Inn, Silverdale, to a 12-bedroom HMO, with some minor external alterations. The application site is located within the to the settlement of Silverdale as indicated on the Local Development Framework Proposals Map. The building is also locally listed.

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.

The Lead Local Flood Authority has confirmed that they raise no objections to the proposal, subject to a condition requiring that the existing floor levels of the building are retained as per the existing arrangement. The key issues to consider in the determination of the application are therefore;

- Is the principle of development acceptable?
- Design and visual impact,
- Impact on neighbouring properties,
- Parking and highway safety,
- Planning balance,
- Other matters.

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.”

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

The application site falls within a central location of Silverdale.

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 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.

CSS Policies SP1 and ASP5, 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.

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 and PSD3.

Policy PSD1 (Overall Development Strategy) of the emerging Local Plan sets out the housing targets for the Borough over the plan period of 2020 to 2040, with a target of 8000 homes in total equating to 400 dwellings per annum. Policy PSD2 (Settlement Hierachy) notes that the town of Newcastle-under-Lyme is the key strategic centre of the Borough containing the largest range of services and facilities, retail, sport and leisure, economic and residential areas, sustainable transport connections and accessible public open space. Further to the above the policy notes that development proposals should maximise the use of existing resources and infrastructure to allow jobs, homes and other facilities to be located close to each other and be accessible by public transport. Development proposals should recognise the distinct character of individual areas within the town. As the strategic direction of these policies has already been established in principle, the policies can be given significant weight in the determination of current planning applications.

Policy PSD3 (Distribution of Development) sets out the level of Distribution for housing development within the Borough and identifies that the strategic centre of Newcastle-under-Lyme is expected to accommodate in the order of 5,200 new homes. This policy has been amended to take account of allocations removed from the Local Plan by the Inspector; moderate weight should therefore be applied to this policy.

Paragraph 11 of the Framework 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 application site is located within a central location of Silverdale and would make use of an existing building whilst also providing a good contribution to the Council's housing supply and would therefore conform with the requirements of policies PSD1, PSD2 and PSD3 of the emerging local plan, and policy SP1 of the Core Spatial Strategy.

Whilst the proposal is considered to be in a sustainable location for residential development, as the site would result in the loss of a community facility then saved policy C22 of the 2011 Local Plan and Policy IN5 of the emerging Local Plan must be considered.

Saved Policy C22 states that when considering applications for development that would involve the loss of an important community facility, the need for the facility and the likelihood of its being able to be replaced will be a material consideration. Where the community facility is a commercial enterprise, planning permission for alternative use may not be given unless the applicant can demonstrate that the business is not commercially viable.

Policy IN5 of the emerging Local Plan notes that development resulting in the loss of an existing community facility, or land allocated for such purpose, will be assessed on merit and only be permitted where:

- a. the buildings or land are no longer fit for the purpose which they were being used due to size, layout, design and condition and that no alternative community use can be found;
- b. there is no longer a need or demand for the facility or it's no longer viable;
- c. where there is recognised need, alternative provision can be made on another site to the same or higher standard in terms of quantity, quality and community benefit; or
- d. the current use will be retained and enhanced by the development of a small portion of the development site.

Following the examination period the addition of a new criterion requiring developer contributions resulted in a substantive change to this policy, and so the modified policy carries moderate weight only.

Details provided with the application note that the public house has fallen into decline in the last few years due to a combination of issues such as business competition, changes in social habits nationally and the cost-of-living crisis. The public house has been fully marketed for 2 years but no sale has been secured. Officers accept that the evidence provided with the application demonstrates that the use of the property as a public house is no longer viable.

Silverdale does contain a number of other public houses such as The Bush, the Vine Inn and The Roebuck, which are all within accessible locations within the settlement. Given that the use of the site as a public house is no longer viable, and the fact that there are other public houses within traveling distance from the site which can offer similar services to the previous use of the site, then the proposal is considered to meet the requirements of saved Policy C22 of the LP and Policy IN5 of the emerging Local Plan.

The proposed development is therefore considered acceptable in principle subject to any benefits outweighing any identified harms.

Design and visual impact

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.

Policy PSD7 (Design) of the emerging Local Plan requires that development 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*

Following the public examination hearings, only minor modifications have been made to these policies, however given the fact that these policies may be modified before the Local Plan is fully adopted, only moderate weight can be given to the requirements of this policy.

Policy SE9 – Historic Environment – states that:

- 1. "Proposals will be supported where they conserve and, where appropriate, enhance the significance of the Borough's heritage assets and their settings. Great weight will be given to the conservation of designated heritage assets.*
- 2. Proposals that will lead to harm to, or loss of the significance of, a designated heritage asset will require clear and convincing justification.*
- 3. Where a proposal will result in less than substantial harm to a designated heritage asset, this harm will be weighed against the public benefits of the proposal. Substantial harm to, or the total loss of significance of, a designated heritage asset will be refused unless this harm or loss is outweighed by substantial public benefits, or the specific criteria in NPPF paragraph 207 apply.*
- 4. The effect of a proposal on the significance of non-designated heritage assets will be considered. In weighing applications, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset."*

Policy SE9 and its supporting text have been completely replaced. As such, only *limited* weight can be afforded to this Policy.

The application property is a two storey traditionally designed and attractive red brick detached building which sits close to the highway of Crown Street. A more modern single storey extension has been added to the western elevation of the building which runs adjacent to Silverdale Park. The building is locally listed and in its current form adds to the quality of the street scene and local area.

The only external changes proposed are the resizing of the windows on the west (courtyard) elevation, which is being proposed to allow for an improved internal layout. The changes proposed are considered to be modest and would not result in any noticeable change to the building's character and appearance. The Conservation Officer notes that they have no objections in principle to the proposal and notes that whilst it would be beneficial to retain any historic murals or signage regarding the pub, these appear to have already been lost.

To conclude, the visual impacts of the proposal are considered to be acceptable and to conform with the requirements of Policy CSP1 of the Core Spatial Strategy and Policy PSD7 of the emerging Local Plan.

Impact on neighbouring properties

Criterion f) within 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.

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.

Policy HOU3 (Housing Standards) of the emerging local plan requires that all new residential homes (including conversions) will be provided to Part 4(2) standard (Accessible Adaptable Dwellings) set out in Building Regulations and the Nationally Described Space Standards (NDSS) (size) or the Building Control space standard relevant at the time of determining the application. Significant weight can be given to this policy.

Policy HOU7 (Homes in Multiple Occupation) of the emerging local plan sets out a number of criteria which new HMO's must adhere to such as the requirement for them to provide appropriate space standards, amenity areas and parking cycle facilities. Significant weight can be given to this policy.

Policy SE12 (Amenity) of the emerging local plan notes that development proposals should demonstrate they will not result in unacceptable harm to the amenities of existing or future residents, businesses, or sensitive uses in the vicinity. Development that would have an unacceptable adverse impact on existing amenity will not be permitted. Following the local plan examination process, amendments have been made to the wording of this policy and therefore it can be given moderate weight only at this time.

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

The proposed kitchen and bedrooms would be of an appropriate size in terms of floor space and would exceed the minimum size requirements per unit as required by national standards. All bedrooms would also have an acceptable level of daylight and those positioned adjacent to the north and east elevations of the property would have a good level of outlook onto Crown Street and Brook Street, with windows on the east facing onto Silverdale Park. There are no bedrooms which would face towards the neighbouring residential properties to the south of the site.

With regards to privacy, all bedroom windows on the first-floor level would not be at risk of overlooking from nearby properties. Whilst the ground floor bedrooms would have a lesser level of privacy due to the adjacent highways and park, a condition can be used to ensure that the lower halves of the windows are obscure glazed, which would offset any disturbance from pedestrian movements.

The HMO would benefit from a small private outdoor amenity area, and it is located directly adjacent to Silverdale Park.

Noise and anti-social behaviour are not inherent with the type of use proposed, and no evidence has been provided to demonstrate why the proposal would generate adverse levels of noise or cause issues relating to anti-social behaviour in the area. Furthermore, the property is detached and set away from nearby properties allowing for a good level of separation distance which would soften any potential noise from the property. Significant weight must also be given to the fact the lawful use of the property as a public house has a far greater potential to generate both noise and anti-social behaviour than the use proposed in this application.

Whilst Staffordshire Police have requested that a condition is applied requiring that the HMO is not used as probation housing, it is not considered that this is relevant to planning and therefore falls beyond the scope of this report.

Member's attention is brought to an appeal against an 8 bedroomed HMO on Underwood Road in Silverdale which was refused in 2023 on the grounds of impact of nuisance. The appeal was allowed with an associated costs award on the grounds that the Inspector considered that the LPA had failed to provide any evidence to demonstrate why a HMO would cause issues of noise or other forms of nuisance simply due to the nature of the use.

The Council's Environmental Health Team have raised no objections to the development subject to a condition which would secure appropriate internal and external noise levels at the property, in accordance with the mitigation methods proposed in the submitted Noise Impact Assessment. Subject to this condition it is considered that the proposal is acceptable in respect of amenity.

Whilst the Environmental Health Team has requested that details of bin storage areas be provided prior to first occupation, the proposed plans have already demonstrated where this area would be within the site. A condition will however be used to ensure that the storage area be retained for the lifetime of the development and be provided prior to the first occupation of the scheme.

Parking and highway safety

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

Policy IN2 (Transport and Accessibility) of the emerging plan sets out that new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network and the Council will work with developers to ensure that development proposals which contribute towards an accessible, efficient and safe transport network that offers a range of transport choices and improves accessibility through sustainable modes of travel will be supported. Moderate weight can be given to this policy at this time.

Policy IN3 (Access and Parking) of the emerging local plan states that appropriate levels of parking provision should be made in accordance with the standards contained within Appendix 3 (Parking Standards), but the policy also recognises that a departure from these standards may be justified on a case by case basis. The policy does not require any changes following the local plan examination period and can therefore be given significant weight.

The Council's parking standards require that for HMO use, 0.5 spaces should be provided per bedroom, meaning that the proposals should provide 6 off street parking spaces. Whilst the site has no dedicated parking, it is important to note that the use of the site as a public house would also have had no parking provision and that parking standards for public houses are set as 1 space per 6m² which would equate to a far higher parking requirement than the 6

needed for this proposal. Furthermore, there is ample street parking available in the surrounding area, particularly along Brook Street which is a highway leading to Silverdale Park which does not serve any other nearby properties.

The Highway Authority has requested that details of cycle storage areas be provided prior to first occupation which can be secured through a condition. They have raised no objections to the proposal on highways grounds. The application site lies within a highly sustainable area which has good access to a number of car parks and public transport services, and whilst the lack of off-street parking weighs against the proposal, the existing lawful use of the property could generate similar, if not greater levels of vehicular movements, than the proposed HMO use.

Due to the above, and in the absence of any objections from the Highway Authority, it is not considered that a refusal on highway grounds could reasonably be sustained by the Local Planning Authority.

Planning Balance

The application site is located within a highly sustainable area of the Borough and there are no planning matters related to the development on which a refusal could be sustained. The application should therefore be approved.

Other Matters

Concerns have been raised by local councillors and the Parish Council about the number of HMOs in the area and how this will impact community cohesion and the character of the area. While there are 4 registered HMOs within 200m of the site, all of which are located on Newcastle Street, these are likely to have been completed under permitted development, which allows for residential dwellings falling under class C3 (Dwellinghouse) to be converted to Houses of Multiple Occupation of 3-6 residents (use class C4) without planning permission

Given the above it is therefore difficult to sustain an argument that there is a significant number of HMOs in this part of Silverdale.

The Council's Landscape Team have requested a developer contribution towards local open space, however as the application is not a major application then it does not trigger the requirement for developer contributions.

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 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

Newcastle under Lyme Local Plan 2011

Policy H1: Residential Development: Sustainable Location and the Protection of the Countryside
Policy C22: Protection of Community Facilities
Policy T16: Development – General Parking Requirements

Other Material Considerations include:

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

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 PSD6: Health and Wellbeing
Policy PSD7: Design
Policy HOU3: Housing Standards
Policy HOU7: Homes in Multiple Occupation
Policy IN2: Transport and accessibility
Policy IN3: Access and Parking
Policy IN5: Provisions of Community Facilities
Policy SE9: Historic Environment
Policy SE12: Amenity

Supplementary Planning Guidance

Space around Dwellings SPG (2004) - Supplementary Planning Guidance relating to the control of residential development

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010)

Relevant Planning History

15/00493/FUL - Proposed residential development consisting of 6 apartments – permitted

Views of Consultees

The **Conservation Officer** raises no objections to the proposal, but notes that any original signage associated with the pub should try to be retained.

The **Lead Local Flood Authority** raise no objections to the proposal subject to the existing floor levels being retained as per the existing arrangement.

The **Environmental Health Team** have raised no objections to the proposal subject to conditions relating to construction hours, internal noise levels and ventilation details.

The **Housing Strategy Section** states that the owner will need to comply with relevant HMO requirements and building regulations.

The **Highway Authority** raise no objections to the proposal, subject to a condition requiring cycle storage provision.

Silverdale Parish Council objects to the proposal on the basis that proposal would have an impact on the community, and that a parking assessment should be completed. The PA also consider the proposal to have an adverse impact on local heritage and that there is no additional need for HMOs in this area.

Staffordshire Police have provided guidance on a number of security matters and requested a condition that stating that the HMO is not used for Probation Housing.

The **Landscape Development Section** have requested a developer contribution of £26,779.20 towards Silverdale Park.

No comments have been received from the **Waste services Team**.

Representations

Four (4) objections have been received, two of which are from local councillors. The concerns raised are summarised below:

- Concentration of HMOs in the area
- Lack of parking
- Traffic increase
- Waste collection
- Strain on infrastructure
- Anti-social behaviour and noise nuisance
- Community cohesion

A comment in support of the application has also been provided by the applicant which sets out key points on how the HMO would be managed and how concerns of local councillors and residents have been taken into account.

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/26/00022/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

19 March 2026

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26/00022/FUL
Crown Inn
Brook Street
Silverdale



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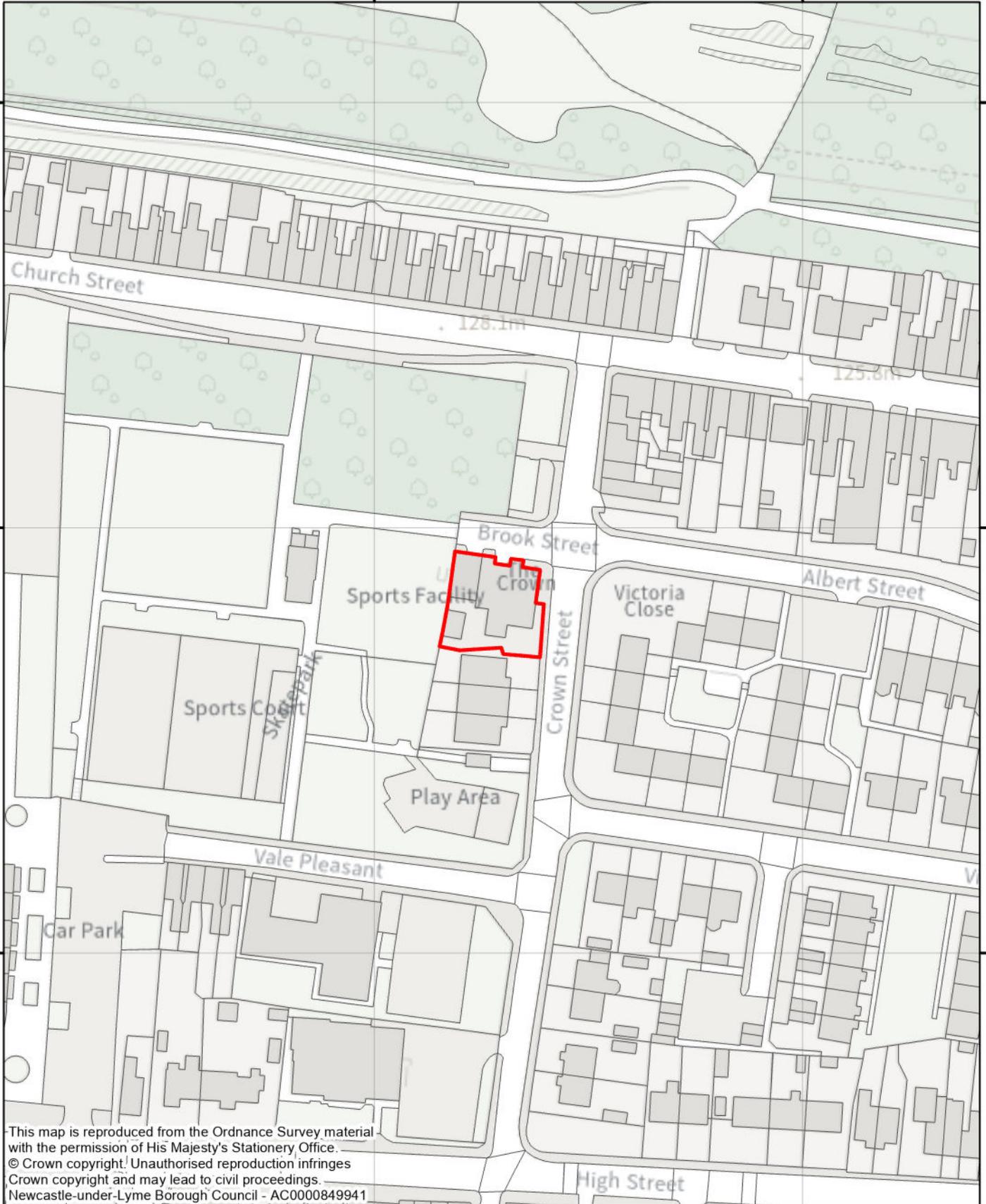
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LAND AT DODDLESPOOL, BETLEY reference 17/00186/207C2

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 – 19 March 2026

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