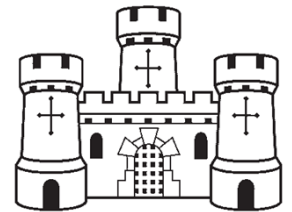


Public Document Pack

Date of meeting Tuesday, 23rd June, 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 - WESTON MERES FARM, MAER. MR RICHARD ATHERTON. 25/00759/FUL** (Pages 7 - 20)
This item includes a supplementary report
- 5 APPLICATION FOR MAJOR DEVELOPMENT - NEWCASTLE UNDER LYME COLLEGE, KNOTTON LANE. NEWCASTLE AND STAFFORD COLLEGES GROUP. 26/00083/FUL** (Pages 21 - 34)
- 6 APPLICATION FOR OTHER DEVELOPMENT - 25 - 27 WELL STREET AND 82 GARDEN STREET, NEWCASTLE. MARSHALL SAY. 26/00051/COU** (Pages 35 - 48)
This item includes a supplementary report
- 7 PLANNING COMMITTEE SITE VISIT DATES FOR 2026-27** (Pages 49 - 50)
- 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 Saxton (Chair), Downs (Vice-Chair), Bailey, Evans, Fear, Holland, Hutchison, D Jones, Kasperowicz, Sparks, Tift and Turnock

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:	Beeston	Heesom
	Bettley-Smith	Swain
	Casey-Hulme	

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

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

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

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

PLANNING COMMITTEE

Tuesday, 28th April, 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	
	Fear	Gorton	

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

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **CRAIG JORDAN**

The Chair advised Members that this would be the last meeting for the Service Director – Planning, Craig Jordan who was retiring. He extended sincere thanks to Craig for his support and guidance.

Mr Jordan stated that he had enjoyed his time at Newcastle and after 36 years in Local Government was looking forward to doing other things.

Councillor Fear thanked Mr Jordan for his good and steady leadership of the Planning Department.

[Watch the tributes here](#)

3. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the meeting held on 31 March, 2026 be agreed as a correct record.

4. **CHATTERLEY VALLEY DEVELOPMENT SITE, PEACOCK HAY ROAD. HARWORTH ESTATES INVESTMENTS LTD C/O WSP. 25/00907/FUL**

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

- (i) Removal of condition B7 and B30 and the variation of condition B1 of planning permission 21/00595/FUL
- (ii) Any other conditions which are still relevant to the original decision

[Watch the debate here](#)

5. APPLICATION FOR MAJOR DEVELOPMENT - BALDWIN'S GATE FARM, NEWCASTLE ROAD, BALDWIN'S GATE. MR CHRIS O'HANLON, BELLWAY HOMES LIMITED. 26/00068/FUL

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

- (i) Variation of condition 3 to amend the trigger for the provision of the access roundabout
- (ii) Any other conditions which are still relevant to the original decision

[Watch the debate here](#)

6. APPLICATION FOR MINOR DEVELOPMENT - CROWN INN, BROOK STREET, SILVERDALE. MR JOHN NORFOLK. 26/00022/FUL

The Chair advised that only those Members who were present at the site visit on Thursday 23 April were entitled to take part in the debate and vote on this item

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

- (i) Time Limit
- (ii) Approved Plans
- (iii) Materials
- (iv) Glazing on lower section of ground floor bedroom windows
- (v) Construction hours
- (vi) Internal noise limitations
- (vii) Bin storage
- (viii) Cycle storage
- (ix) Floor levels to be retained as per existing arrangement

[Watch the debate here](#)

7. APPLICATION FOR MINOR DEVELOPMENT - LAND ADJACENT FAIRGREEN ROAD, BALDWIN'S GATE. MR AND MRS DAVIES. 26/00192/FUL

Members debated this item at length raising concerns that the removal of the condition would go against the Committee's previous decision which was based upon the proposed dwellings on this site being self-build /custom built housing rather than normal market housing.

Resolved: That the application be refused on the grounds that the Committee accorded significant weight to its original decision element, that it

should be self build. Therefore, Condition 11 of Planning Permission 24/00833/OUT, should remain.

[Watch the debate here](#)

8. 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](#)

9. URGENT BUSINESS

Chair – Cllr Paul Northcott

Ton behalf of Planning Committee members, the Portfolio Holder for Strategic Planning, Councillor Fear thanked Councillor Northcott for his Chairmanship of this committee over the last few years and wished him well for the future.

Councillor Northcott expressed his gratitude and thanks to members of the Planning Committee – new and old.

[Watch the tribute here](#)

10. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 8.55 pm

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WESTON MERES FARM, MAER
MR RICHARD ATHERTON

25/00759/FUL

The development seeks planning permission for the erection of a cattle rearing facility and the retention of two silos on land at Weston Meres Farm, Maer.

The site is located within the rural area of the Borough and falls within a Landscape Maintenance Area as defined on the Local Development Framework Proposals Map of the Local Plan.

The 8-week period for the determination of this application expired on the 27th February, however an extension of time until 26th June has been agreed.

RECOMMENDATIONS

Subject to the applicant entering into a Section 106 Obligation by the 1st September 2026 to secure the prevention of the implementation of planning permission 25/00075/FUL and to secure the significant on-site Biodiversity Net Gain,

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

- 1. Time limit**
- 2. Approved plans**
- 3. Materials**
- 4. Odour Management Plan**
- 5. Construction hours**
- 6. Ecology Mitigation Measures**
- 7. External Lighting**

Reason for Recommendation

The development would support an existing agricultural business. It is appropriate development within the rural area, and no adverse impacts have been identified. Subject to the appropriate conditions and legal agreements the proposal should be supported.

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

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

Key Issues

The development seeks planning permission for the construction of two buildings to be utilised as cattle rearing facilities together with an associated silage clamp and the retention of two silos.

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. The Inspectors report concludes that the Newcastle-under-Lyme Local Plan (the Plan) provides an appropriate basis for the planning for the Borough, provided that several main modifications are made to it. The publication of the Inspectors Report marks the conclusion of the examination into the Council's Local Plan. The Inspectors Report and adoption of the Local Plan will be considered by Full Council in due course.

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 examination on the Local Plan has now ended, significant weight can be attributed to individual policies in the Local Plan when considered alongside the modifications concluded by the Inspector.

The main considerations in the determination of this application are as follows: -

- Principle of development,
- Design of the proposals and the impact on the character of the landscape,
- Impact on residential amenity,
- Biodiversity Net Gain and Impact on Wildlife and Biodiversity and
- Highway Safety

Principle of Development

Paragraph 88 of the NPPF states that planning decisions should enable the development and diversification of agricultural and other land-based rural businesses.

Policy RUR1 (Rural Economy) states that outside settlement boundaries, applications for the expansion of existing rural businesses and the provision of/diversification of agricultural and other land based-rural businesses will be permitted, subject to the following criteria;

Development will be supported where the proposals would:

- a) Facilitate the retention or growth of local employment opportunities or existing services and facilities that support a local need;
- b) Improve the accessibility of a site in terms (where opportunities exist);
- c) Not involve the unsightly storage of, or work on, goods outside of built premises;
- d) Re-use disused buildings of substantial construction that are structurally sound and capable of conversion and that were constructed for and previously used in connection with an authorised activity, and / or, provide new buildings that are of exceptional design-quality that either reflect local character (incorporating design features distinctive to the local area) or are of a contemporary or innovative design;
- e) Conserve and enhance the character and quality of the landscape in accordance with Policy SE 10 (Landscape)
- f) Sustain and enhance the significance of any affected heritage assets (and their settings) in accordance with Policy SE 9 (Historic Environment)
- g) Not have an unduly adverse impact on the operation or amenity of any existing nearby uses;
- h) Not undermine the vitality and viability of rural settlements;
- i) Not result in the loss of a designated community asset;
- j) Not undermine the delivery of a strategic employment allocation;
- k) Not be of such a scale or type of development where its associated impacts would indicate that it would be more appropriately located within a settlement boundary, or designated employment site; and
- l) Be served by adequate infrastructure, in particular, safe access and not have a unduly adverse impact on local roads

The supporting statement accompanying the application, details that the new proposed buildings are to support an existing agricultural livestock enterprise. This would support an existing rural business comprising 300 acres of land within the vicinity in order to run the site as a beef unit. To support this enterprise there is a requirement to provide modern accommodation for the livestock in line with the welfare of the Farmed Animal Regulations. It must also be noted that agricultural development on the site is not new, as historically the farm was utilised for pig rearing until relatively recently.

The applicant has detailed that there would be a maximum of 270 cattle on the farm. However, the buildings proposed would have a capacity of 170 across both buildings which would be split between dairy heifers and beef stores. The numbers will fluctuate during the seasons as the applicant has detailed, that during the summer, for example, the dairy heifers would either not be on site or be out to graze and therefore not within the building.

It is accepted that the proposed development would be used to support an established agricultural business and would ensure that farming operations associated with the business are carried out in a modern way that adheres to the appropriate regulations. On this basis the principle of development is considered to be acceptable, subject to other material planning considerations.

Design of the proposals and the impact on the character of the landscape

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 DC2 of the CHCMWA Neighbourhood Plan states that a development will be supported provided that, amongst other things, complements local landscape character in terms of urban and built form, spacing enclosure and definition of streets and spaces and maintains and enhances character and appearance of the landscape or existing townscape.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting, and the settlement pattern created by the hierarchy of centres.

Policy PSD7 (Design) of the Emerging Draft Local Plan states that, amongst other points 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

The proposed development would be sited on land to the east of the existing farming complex. This is made up of the main farmhouse and a series of brick barns. This development would be sited beyond the current confines of the built elements of the unit but would be directly adjacent to it.

The two new cattle rearing buildings would have the maximum dimensions 64m wide X 16m depth X 7.9m height and are identical in their appearance. They would also sit neatly, one behind the other which it is considered helps to limit the sprawl into this area of agricultural land. It is accepted that the buildings proposed are large in their floor area, however this is driven by agricultural and functional

need and when viewed alongside the existing farmstead and wider landscape it is considered that the proposal would appear a proportionate addition to the building and would not look out of character in this rural location.

Concerns were raised during the application process regarding the appearance and material palette utilised in the proposed buildings. As originally proposed, the entirety of the buildings were to be constructed from concrete panels, timber boarding and fibre cement roofing. Whilst these materials are not unusual for agricultural buildings, it is noted that in this particular case the existing barns and farmhouse are very attractive in their appearance and are largely constructed from facing brickwork. Given the siting of the buildings proposed, and their encroachment beyond the existing building line, the buildings would appear slightly intrusive within views from the wider landscape and whilst this is not considered to be cause for concern, it is considered that the original material palette would exacerbate the siting and scale of these buildings to such an extent that would be harmful to the character and appearance of the area.

As such the applicant has submitted amended plans which introduce an expanse of brickwork on the front elevation of the foremost building as well as the gable end of both proposed building. Arched openings have also been introduced onto the gable ends of the buildings. It is considered that these changes have resulted in the two buildings responding much more positively to the prevailing character and appearance of the existing farmstead and thus will complement the existing landscape far better.

The application also includes the siting of a new silage clamp which would be placed behind the rearmost building. This silage clamp will be typical and functional in appearance, yet its siting behind the new cattle buildings would largely screen this element from wider vantage points. In addition retrospective permission is sought for two silos that are positioned directly adjacent to the existing barn buildings. Whilst tall structures, these are not untypical of agricultural developments and are not considered to harm the character or appearance of the wider area.

A new area of hard surface would also be introduced to support the new buildings and silage clamp as well as a newly formed access drive. Whilst this would be a clear contrast to the existing grassed field and is somewhat an urbanising addition, this would be viewed wholly in association with an established farming enterprise. Therefore, on that basis it is not considered that this element of the scheme would have a significantly detrimental impact on the character and appearance of the wider landscape.

It is considered necessary to attach conditions to any permission granted to secure full and precise material samples. Subject to this condition, and considering the assessment above, it is considered that the development would not have any adverse impacts on the character and appearance of the wider landscape and therefore complies with the relevant policies of the development plan and the aims and objectives of the National Planning Policy Framework.

Impact on residential amenity

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

Policy SE12 of the Emerging Draft Local Plan states at criterion 1 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. This includes the consideration of:

- Preventing unacceptable overlooking and loss of privacy.
- Avoiding unacceptable loss of sunlight and daylight.
- Mitigating the overbearing and dominating effect of new buildings. Minimising environmental disturbance or pollution.
- Addressing traffic generation, access, and parking.
- Protecting existing trees and landscaping that contribute to amenity value, and ensuring appropriate replacement or enhancement where necessary

The proposed development is sited within a relatively isolated location, with the closest residential building being the main farmhouse associated with the wider agricultural landholding which is sited 70m to the west of the application site. Beyond this, the closest residential dwellings are sited a further 181m north westwards along the road in a cluster of residential development of Weston Maer and Plum Park Cottages.

It is accepted that the introduction of two new, large cattle rearing facilities would have the possibility of introducing a heightened extent of noise and odour disruption to the site.

In their response to the application, whilst raising no objections the Parish Council have referred to the need to consider the impact of smells from the existing lagoon and to seek clarification from Environmental Health Officers on this point.

The application details that waste would go to a below ground slurry tank which would then be pumped to an existing storage lagoon around 460m northeast of the application site. The slurry tank was previously utilised for the intense pig rearing enterprise on the holding which has now ceased, and so it is considered that there is sufficient capacity to deal with slurry and waste from the application now proposed.

The application is also accompanied by an Odour Report. Environmental Health has raised no objections to the development, and have confirmed that they are happy with the conclusions of the report and given the rural nature of the property that there is more tolerance within communities from rural settings. Conditions should be attached to any permission granted to secure an odour management plan and hours of construction to safeguard residential amenity.

It must be noted that there is an extant planning permission on the barns adjacent to the application for conversion to residential use in line with planning permission 25/00075/FUL. Should this scheme be implemented, this application could not be considered acceptable given that the environmental and amenity impacts on occupants of these barns would be severe. The applicant owns both the application site and the site subject to planning permission 25/00075/FUL and they have confirmed that they do not wish to go forward with the permission to convert the barns. Your Officers have sought legal advice in respect of the most appropriate method to ensure that this planning permission cannot be implemented, and this is to secure this through a Unilateral Undertaking and/or S106 agreement. This would ensure that the objectives of the Council are secured and offers greater protection should either or both parcels of land be sold and no longer owner by the same owner(s).

Biodiversity Net Gain and Impact on Wildlife and Biodiversity

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

Policy NE1 of the CHCMAW Neighbourhood Plan states that new development will be supported that complements the landscape setting and character of the area, preserves or enhances and does not cause significant harm or degradation to the intrinsic rural character and ecological and environmental features of the area. This includes wildlife areas (including Local Wildlife Sites), Functioning Ecological Units of Maer Pool SSI, veteran trees and mature trees and hedgerows.

Policy SE8 of the Emerging Draft Local Plan (Biodiversity and Geodiversity) states that all development should ensure the conservation, enhancement and restoration of biodiversity and geodiversity, avoiding any significant adverse impacts on condition, and where relevant recovery, of all types of nature conservation sites, habitats, species and components of ecological networks or geological interests including, amongst other points, legally protected species.

The information submitted within the application details that the application site is fully comprised of modified grassland that has been regularly managed and grazed to a low sward throughout the year and there is considered to be of low ecological value.

The application site does however sit within an amber impact risk zone for Great Crested Newts (GCN) as such a consultation response from Naturespace requested the submission of further supporting information, particularly in light of the fact that there are 6 ponds within a 500m distance of the development proposal.

In responding to this request, the applicant has drawn attention to the fact that an ecological assessment that included eDNA surveys for GCN were carried out in association with planning application ref 25/00075/FUL in May 2024 and those results have now been included and shared as part of this application. These results show that there were no positive replicates of GCN found within relevant water bodies and that these results can be applied to this application. In reviewing this information Naturespace raise no further objections to the scheme and are satisfied that the development would not pose a risk to GCN. They have recommended that planning permission should be subject to conditions and informative to ensure best method work practises are utilised during the construction, as well as the recommendations of the ecological statement.

The application is also supported by a bat and barn owl survey that was previously conducted in relation to the proposal to convert barns on the adjacent parcel of land. Roosting bats were identified within the barns alongside the presence of a barn owl and swallows. However, this application site would have no direct impacts on these barns and is located approximately 26m to the rear of these buildings. The buildings are sited on modified grassland which is of low ecological value, some areas of which were historically host to other agricultural buildings. It is considered that suitable mitigation measures can be implemented, including controls over external lighting and suitable construction methods, to ensure no harm would result to protected species. The applicant has been asked to provide clarification on this aspect and this will be reported to the committee through a supplementary report.

Therefore in light of the above Officers are satisfied that the proposed development would not result in any adverse harm to protected species and biodiversity at the site.

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

During the course of the application, amendments have been received in relation to the provision of BNG within the control of the applicant. The Draft Habitat and Management Plan accompanying this application is acceptable, and would be finalised and legally secured through the S106 agreement and statutory net gain condition.

Consultation with Staffordshire Wildlife Trust has identified errors in the metric and whilst this is not considered to affect the overall BNG output or provision of habitats on the site, the applicant is compiling amendments to address these issues which will be submitted prior to the committee and a supplementary report will be prepared by officers.

Based on the information submitted, it is considered that the application will successfully deliver a BNG of medium distinctiveness habitat on-site and so subject to conditions and a legal agreement to secure the long term management of this, the development is considered to be acceptable.

Highway Safety

Paragraph 115 of the NPPF states that safe and suitable access to a site shall be achieved for all users and paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

Policy IN2 of the Emerging Draft Local Plan states that “new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network. All development should meet a number of criteria which includes Not cause unacceptable highway safety problems in relation to local traffic circulation and existing parking and servicing arrangements

(1e) and not cause severe residual impacts on the road network, either individually direct and / or cumulatively (1f).

The application would utilise an existing agricultural access directly from the adjacent highway. The access is already constructed to agricultural standards, benefiting from a surfaced entrance point, capable of allowing two vehicles to pass and for larger agricultural vehicles to also access as well as a surface track towards the application site.

Within their application the applicant has detailed that the previous agricultural use on the site related to pig rearing, which at its peak had a capacity of 2000 animals. The vehicle movements associated with this use were far greater than what is currently proposed. The applicant indicates that the following vehicles movements would take place generally to support the agricultural unit;

- For the dairy replacements – 1 load of cattle in and 1 load of cattle out per fortnight.
- For the beef cattle – 1 load of cattle in and 1 load of cattle out per fortnight
- 1 load of concentrated feed in to supplement home produced silage every 2 to 3 weeks
- An occasional load of straw.

It is therefore considered that the vehicle movements associated with the proposal and the access arrangements would not result in any adverse highway safety issues.

The Highway Authority also raise no objections to the proposal.

Therefore in light of the above it is considered that a safe and suitable access can be provided to the site and the development would accord with the requirements of the NPPF, notably Paragraphs 115 and 116 as well as the relevant policies of the development plan.

Reducing Inequalities

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

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

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

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

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

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

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

APPENDIX

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

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

Policy CSP1: Design Quality
Policy ASP6: Rural Spatial Policy

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy N17: Landscape Character: General Considerations
Policy N19: Landscape Maintenance Areas

Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan

Policy DC2: Sustainable Design
Policy NE1: Natural Environment

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework (2024)

Planning Practice Guidance (as updated)

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

Policy PSD1: Overall Development Strategy
Policy PSD2: Settlement Hierarchy
Policy PSD3: Distribution of Development
Policy PSD4: Development Boundaries and the Open Countryside
Policy PSD7: Design
Policy IN2: Transport and Accessibility
Policy IN3: Access and Parking
Policy SE7: Biodiversity Net Gain
Policy SE8: Biodiversity and Geodiversity
Policy SE12: Amenity
Policy RUR1: Rural Economy

Supplementary Planning Guidance/Documents

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

Relevant Planning History

77/05264/N - Erect covered yard for housing of livestock – Permitted

97/00737/AGR - Replacement agricultural building – Permitted

08/00374/FUL - New Boundary Wall – Permitted

25/00075/FUL - Change of use of existing brick barns from agricultural to residential use and associated alterations for refurbishment into a dwelling – Permitted

Views of Consultees

Maer and Aston Parish Council have no objections in principle, however it is requested that odour concerns are investigated in relation to the existing lagoons as well as the size and frequency of additional traffic movement.

Naturespace raise no objections subject to conditions.

Staffordshire Wildlife Trust have provided advisory comments on the on-site habitats to be created with regards to the BNG requirements.

Environmental Health Division raise no objections to the development subject to conditions including approved hours of construction and the reporting of unexpected contamination.

Active Travel England and the Environment Agency have no comments to make.

Highway Authority raise no objections to the proposal.

No comments have been received from **Waste Services** and so it is assumed that they have no comments to make on the application.

Representations

None received.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<https://publicaccess.newcastle-staffs.gov.uk/online-applications/25/00759/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

12th June 2026

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd June 2026

Agenda Item 4

Application Ref. 25/00759/FUL

Weston Mere Farm

Since the publication of the main agenda report, the applicant has continued to engage with your officers in respect of providing further information in relation to Biodiversity Net Gain and ecology. **Staffordshire Wildlife Trust** and **Naturespace** have noted that the ecology survey in relation to newts is now out of date, and therefore the applicant is required to conduct a new survey. The result of this survey, together with updates to the BNG assessment will therefore be subject to further consultation with the aforementioned consultees.

Officer response

While some of the matters raised by Staffordshire Wildlife Trust and Naturespace in relation to BNG and protected species remain outstanding, these are technical matters that can be resolved between the applicant's consultants, the consultees and your Officers. The recommendation is therefore revised as follows;

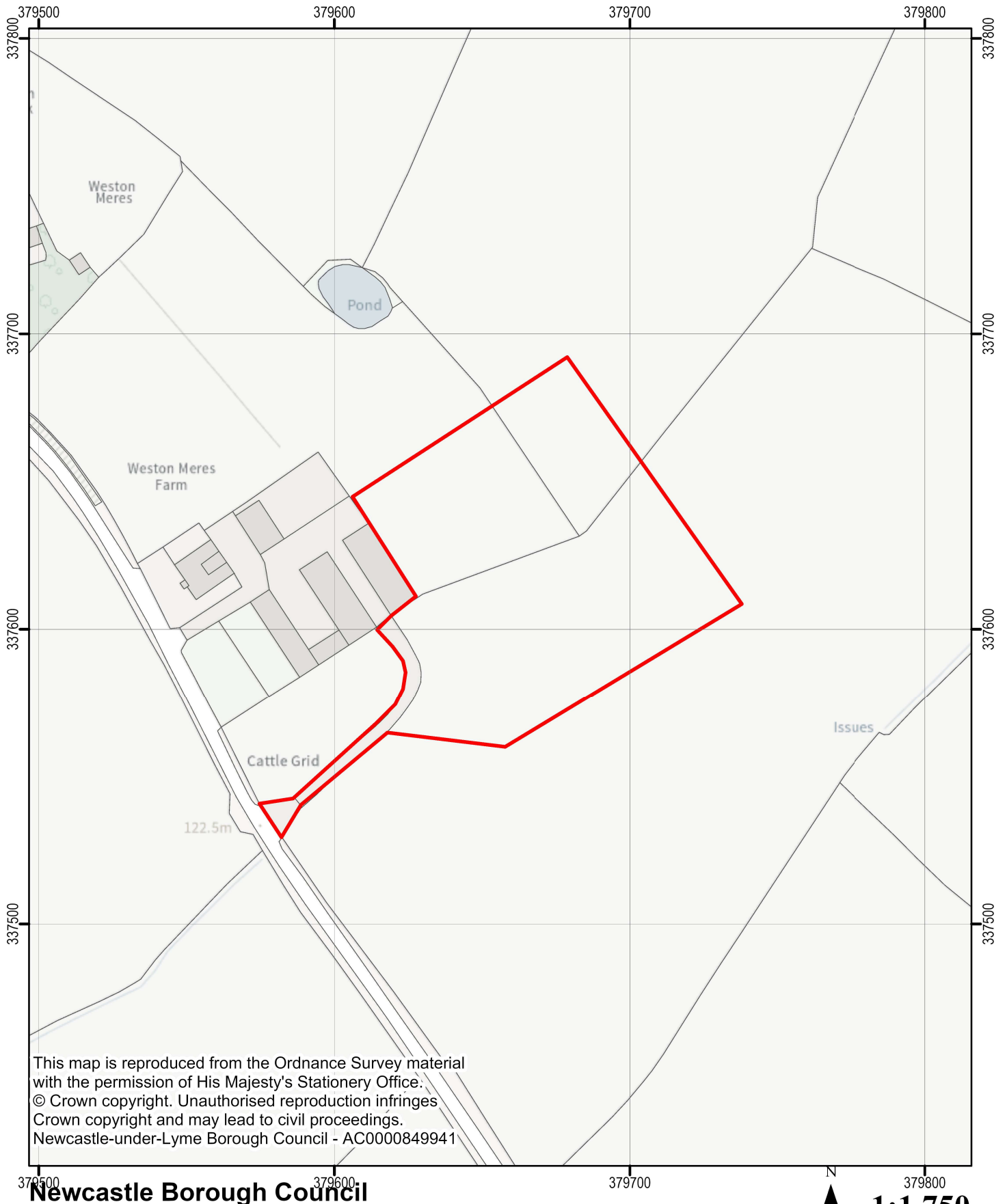
Recommendation

- A. The Head of Planning be given delegated authority to determine the application subject to any comments that are received from Staffordshire Wildlife Trust and Naturespace not raising any significant objections that cannot be overcome through the imposition of conditions, and
- B. Subject to the applicant entering into a Section 106 Obligation by the 1st September 2026 to secure the prevention of the implementation of planning permission 25/00075/FUL and to secure the significant on-site Biodiversity Net Gain,

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

- 1. Time limit
- 2. Approved plans
- 3. Materials
- 4. Odour Management Plan
- 5. Construction hours
- 6. Ecology Mitigation Measures
- 7. External Lighting

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NEWCASTLE UNDER LYME COLLEGE, KNUTTON LANE
NEWCASTLE AND STAFFORD COLLEGES GROUP

26/00083/FUL

The application seeks full planning permission for the extension of the existing college building together with associated servicing and landscaping works.

The application site is located within the urban area, just beyond the Town Centre of Newcastle-under-Lyme, as defined on the Local Development Framework Proposals Map.

The statutory 13-week period for the determination of the application expired on the 1st April 2026 but an extension of time has been agreed until the 26th June 2026

RECOMMENDATION

PERMIT subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Landscaping Scheme**
- 5. Construction Environmental Management Plan**
- 6. Reporting of Unexpected Contamination**
- 7. Lighting**
- 8. Hours of Construction**
- 9. Car Park Management Plan**
- 10. Compliance with recommendations of the Preliminary Ecological Appraisal**
- 11. Drainage Strategy/Layout Compliance**
- 12. Additional investigations for culverted watercourse**
- 13. Drawings/investigation works for point of connection**
- 14. Playing Pitch Management**

Reason for Recommendation

The extension of an established education facility within the urban area is considered to represent a suitable and sustainable development type. Whilst the partial loss of playing field is acknowledged, on balance such a loss is not considered to result in the inability to utilise the remaining playing fields/pitches for sports, in accordance with the Playing Pitch Strategy. There are no other material adverse impacts identified, and subject to conditions the development represents a sustainable development and should be supported.

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

Further information has been requested, and the applicant has subsequently provided amended and additional information. Whilst an objection was received from Sports England in respect of the loss of playing pitch, following further justifying information and subject to a condition as recommended, there are not considered to be any adverse impacts from the loss of playing field. The application is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

The application seeks full planning permission for the extension of the existing college building together with associated servicing and landscaping works. The application site is located within the urban area, just beyond the Town Centre of Newcastle-under-Lyme, as defined 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. The Inspector's report concludes that the Newcastle-under-Lyme Local Plan (the Plan) provides an appropriate basis for the planning for the Borough, provided that several main modifications are made to it. The publication of the Inspector's Report marks the conclusion of the examination into the Council's Local Plan. The Inspector's Report and adoption of the Local Plan will be considered by Full Council in due course.

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 examination on the Local Plan has now ended, then significant weight can be attributed to individual policies in the Local Plan when considered alongside the modifications concluded by the Inspector.

The key issues to consider in the determination of this application are:

- Is the principle of the development acceptable?
- Would the development result in an unacceptable loss to playing fields?
- Would the proposed development have any adverse impact on the character and appearance of the area?
- Residential amenity,
- Impact on wildlife and Biodiversity Net Gain,
- Highway Safety,
- Flood Risk and Drainage

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.”

As referred to above, the Councils Draft Local Plan has now reached the main modifications stage of the examination process. Policy PSD1 of the Emerging Draft Local Plan (Overall Development Strategy) sets out the overall development strategy for the Borough. 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, including the redevelopment/re-use of previously developed land and buildings where the development;

- a. Considers the landscape / townscape character of the existing surroundings when determining the character and density of development;
- b. supports the creation of high quality: beautiful and sustainable buildings and places;

- c. Is physically well-related to existing settlements, infrastructure and sustainable transport modes; and
- d. Is effectively served by existing infrastructure or the infrastructure needs of the development are effectively addressed by the scheme. Where new infrastructure is required the delivery of development should be co-ordinated (including the use of phasing) to coincide with new infrastructure provision.

Emerging Draft Local Plan Policy RET4 (Newcastle-under-Lyme Town Centre) states that the council will, in principle, support opportunities for improving and enhancing the vitality and viability of Newcastle-under-Lyme Town Centre and its immediate environs, this includes, amongst other points, support for education uses and appropriate business uses in the town to support the diversity and offer on the town.

Emerging Draft Local Plan Policy IN1 (Infrastructure) states that the council will support infrastructure related development subject to other policies in the emerging local plan.

The application site is home to Newcastle under Lyme College, operated by Newcastle and Stafford Colleges Group (NSCG). The college offers post 16 education places and the applicant details that they have experienced growth in the aged 16-19 enrolment. In addition, they note that the government have committed to the provision of a further 65,000 learners per year to provide enhanced access to education and training and as such the NSCG group undertook reviews to ascertain areas of demand against anticipated future growth. In relation to the Newcastle campus, the applicant states that the site is at full design capacity and so without further development, it will not be able to meet the additional learner demand which is anticipated over the coming five years but also it will be unable to make better use of the facilities to ease the current pressures experienced.

The principle of supporting the growth of an established educational facility in this sustainable location is considered to be in line with both local and national policy. The expansion of the facilities here to increase the number of places will also assist in supporting the increased population from the housing growth identified as part of the Emerging Local Plan. Therefore, subject to the assessment of the proposals against other material planning considerations, the principle of the development is considered to be acceptable.

Whether the development would result in an unacceptable loss to playing fields?

Paragraph 104 of the NPPF states that existing open space and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Emerging Draft Local Plan Policy PSD6 (Health and Wellbeing) states that the Council will support development that fosters safe, healthy and active lifestyles. Any new development should:-

- a. Reflect Sport England's Active Design Principles (as updated) and provide evidence through the completion of an active design checklist;
- b. Encourage healthy lifestyles and environments to tackle health inequalities;
- c. For major development schemes, including non-residential, be supported by a core (i.e. screening) health impact assessment. Following the screening assessment, a full (comprehensive) health impact assessment may be required, where, taking into account potential mitigation, it is found that development would have an unacceptable adverse impact on health or wellbeing, such development will not be permitted
- d. For housing developments, 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, and well-designed housing (as outlined in Policy PSD7) to support a reduction in social isolation and the creation of inclusive communities;
- e. Support walking, cycling and active travel transport choices

- f. Provide access to accessible sports facilities and green spaces and opportunity for recreation and leisure that is available and affordable for all ages and abilities;
- g. Support schemes that encourage life-long learning, community development and skills training

The proposed development extends into an area currently utilised as playing fields in association with the Gordon Banks Sports Centre and utilised by the college also. The extension would result in the loss of 0.12ha of playing field. In order to address the loss of playing pitch, the application proposes a reconfiguration of the pitches which would involve;

- The two existing adult pitches, which are of different dimensions, will swap positions to sit to the west and east of the MUGA .
- The 9v9 pitch (Pitch C) will be redesigned, but will remain located in the southern part of the playing fields
- Pitch B to the north of the MUGA will not be impacted
- The existing dug outs which serve the pitch to the east of the AGP will be moved – they will therefore continue to be provided alongside the largest pitch.

The applicant details that this approach would ensure that the two adult pitches 11v11 pitches and youth 11v11 pitch will remain unaltered in scale, with the only impact being on the size of the 9v9 pitch.

The initial consultation with Sports England has detailed that the development would ultimately result in a loss of playing pitch and retained pitch areas would no longer be to a suitable standard. Sports England go on to detail that the revised pitch layout as a result of the proposed development would result in Pitch C being reduced in length. While a 3-metre principal run-off area is currently achieved and would be retained, the pitch would no longer be capable of accommodating the additional 2-metre run-off area required where pitches adjoin. In addition, it would result in the loss of playing field land capable of accommodating a pitch and its associated run-off area, which currently forms part of Pitch D.

The NPPF defines playing field as per the Development Management Procedure Order (2015) reference to playing pitch which defines a playing pitch as ““a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.”

With regards to the playing pitches at the Gordon Banks Sports Centre, the current Playing Pitch Strategy (PPS) for the Borough recommended formalising a community use agreement and to improve pitch quality through an enhanced maintenance regime. There were also recommendations relating to improvements to the current 3G pitch.

In 2024 planning permission was secured for the re-surfacing of the 3G pitch alongside improvements to fencing and floodlights (Ref 24/00404/FUL).

More generic recommendations within the PPS in relation to grass football pitches refer to protecting the existing quantity of pitches, sustaining pitch quality and seek improvements where necessary, and work to accommodate future demand at sites that are not operating at capacity.

Your officers accept that there is technically a loss of playing pitch in relation to the reduction in size to pitch C and resulting restrictions for run-off areas for both pitches C and D. However, from the information provided by the applicant the use of this pitch is largely educational, with only 1 private hire so far this year. It should also be noted that there is some flexibility in standards that 9v9 pitches (Pitch C) can be a minimum of 64x37m, which would suggest the pitch can fall within the recommended thresholds, as referred to by Sports England.

Therefore, despite the reduction in pitch size, the provisions of the PPS are still being met. The applicant has invested in the pitches on the site and the use of the pitch as a result of the size changes would not be affected.

In considering these further details, Sports England, whilst acknowledging that the proposal would result in a minor loss of playing field land and some reduction in layout flexibility, accept that the retained

sports pitches will continue to accommodate the pitch types identified within the PPS, they would remain suitable for match play, and there would be no adverse impact on existing users or PPS supply and demand. They therefore now withdraw their objection subject to a condition to secure long-term maintenance of the retained playing field, in accordance with a submitted supporting assessment report for a period of at least 10 years. Given the loss of playing field, it is considered reasonable to ensure that the retained pitch areas are managed to a high standard to allow for continued use.

Therefore, subject to this condition, it is not considered that the proposed development would result in adverse impacts relating to the loss of playing pitches and would accord with the aims and objectives of the NPPF as well as the relevant policies of the development plan.

Character and appearance of the area

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

Furthermore, paragraph 135 of the Framework lists 6 criterion, 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 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) of the Emerging Draft Local Plan states that, amongst other points 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

The application site is located on the northern side of Knutton Lane which hosts the existing main teaching building. This application proposes an extension to the main building and the proposal would extend out from the north elevation of the building, towards the playing fields at the rear of the site. It will replicate the form, scale and materials of the existing building so as to appear as a natural extension to the structure when viewed both within the site and from wider vantage points. The extension would be 4 storeys in height to match that of the existing building, with the eastern elevation appearing as a mirror extension of the angled projection with feature glazing panels.

It is accepted that the proposal, by virtue of its scale and massing, does represent a large addition to the building. However, this additional bulk would be contained entirely to the rear of the building, falling away from active vantage points along Knutton Lane and this therefore assists in ensuring that the development would not appear as an overbearing or incongruous addition to the street scene. In addition, the development would largely be confined to the built up area of the college campus. Whilst it would extend into an area of playing field, on balance this would not result in the loss of green space that would be to the detriment to the character and appearance of the area. The extension would be seen in the context of the existing building, and on that basis the proposal represents a proportionate addition to the site.

Conditions should be attached to any permission granted to secure external materials, landscaping and any hard surfacing arrangements. Subject to these conditions, it is considered that the proposal is of

suitable design, in accordance with the policies of the development plan and the aims and objectives of the NPPF.

Residential Amenity

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

Policy SE12 of the Emerging Draft Local Plan states at criterion 1 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. This includes the consideration of:

- Preventing unacceptable overlooking and loss of privacy.
- Avoiding unacceptable loss of sunlight and daylight.
- Mitigating the overbearing and dominating effect of new buildings. Minimising environmental disturbance or pollution.
- Addressing traffic generation, access, and parking.
- Protecting existing trees and landscaping that contribute to amenity value, and ensuring appropriate replacement or enhancement where necessary

The nearest noise sensitive receptors from the site of the proposed extension are residential dwellings to the west of the site, along Moran Road, approximately 200m away. It is not considered that the proposed development itself would give rise to any undue impacts on residential amenity given that it would be an extension of the existing teaching facilities within the college. In addition, the Environmental Health Officer (EHO) has raised no objections to the development subject to conditions.

Conditions should be attached to any permission granted to control the hours of construction in addition to those requested by the EHO which relate to a Construction Environmental Management Plan, dust mitigation, installation of noise generating plant, lighting scheme and reporting of unexpected contamination. The applicant has provided a CEMP with the application, which has been reviewed by the EHO and is considered to be acceptable and a condition securing this is considered to be reasonable.

Therefore subject to the above, the development would not result in any adverse impacts on residential amenity and so accords with the development plan and NPPF.

Highway Safety

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.

Saved Policy T16 of the Newcastle-under-Lyme Local Plan (NLP) 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 IN2 of the Emerging Draft Local Plan states that “new development should make appropriate provision for access by sustainable modes of transport to protect the integrity of the highway network. All development should meet a number of criteria which includes not cause unacceptable highway safety problems in relation to local traffic circulation and existing parking and servicing arrangements (1e) and not cause severe residual impacts on the road network, either individually direct and / or cumulatively (1f).

The application is supported by a Transport Statement. This details that the development would result in a maximum of 10 further staff on site. It is also anticipated that a further 350 pupils will be enrolled in the 2026/2027 academic year. Vehicular and pedestrian access remains will also remain unchanged

and unaffected by the proposals. The Highway Authority have confirmed that this would result in the requirement for a further 23 parking spaces for students and 5 parking spaces for staff; 28 in total. However, the proposal does not include any additional parking capacity.

With regards to car parking arrangements, the college benefits from on-site parking provision. The transport statement identifies the parking across three areas; Car Park 1 at the far western edge of the site, car park 2 sitting centrally within the site and car park 3 (the main car park) to the east of the application site. The transport statement includes a car parking survey that was carried out on singular 24hours periods on each car park. This demonstrated that the sites car parks are operating above capacity during inter-peak periods. As a result of this the College has implemented a Car Park Management Plan, which is proposed to continue as part of this application. This will introduce targeted measures to support more efficient use of all on-site parking to relieve parking pressures and improve efficiency. The car parking management plan includes, amongst other things;

- Limiting the use of student car parking during operational hours
- Use of a bollard system to control parking levels
- Controlled access to the car park
- Strengthened enforcement protocols
- Expansion of sustainable transport promotion

Following the submission of further clarification on the car parking arrangements and management plan, the highway authority do not raise any objections to the proposal subject to a condition to secure the adherence to the car parking management plan throughout the lifetime of the development.

It has to be noted that the car parking arrangements for the site are at capacity, with no further provision proposed for the 28 spaces that would be required as a result of the proposed development. However, on this occasion it is considered that the steps outlined within the car parking management plan would be sufficiently robust to ensure that the development would not result in any severe highway safety issues. Subject to a condition to secure the car park management arrangements, the proposed development is considered to be acceptable.

Biodiversity Net Gain, Ecology and Biodiversity

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

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

The application is accompanied by a BNG metric and associated report. This demonstrates that as a result of the proposed development there would be a net loss of -49.01% (equating to -0.45 habitat units). Therefore, the requirement for a 10% gain has not been made on site. The applicant has indicated that the mandatory net gain would be made through the purchasing of off-site units. The applicant has enquired about the availability of units from Green Earth Development Group's habitat bank at Keele Meadows who have confirmed that the 0.45 units required is available.

Whilst provision of gains on site would be the first preference in the hierarchy, the provision of off-site gains at a local habitat bank is considered to be a suitable and deliverable option for the scheme. Subject to this being secured through the statutory net gain decision the development is considered to be acceptable.

Turning to ecology, the application is supported by a Preliminary Ecological Appraisal (PEA). The PEA does not consider that the development would result in any loss or harm to protected species and habitats. It goes on to make a number of recommendations in relation to construction practises,

compensatory tree planting, reasonable avoidance measures and lighting considerations. All of these considerations can be secured through suitably worded conditions.

Subject to these conditions, the development is not considered to raise any adverse implications with regards to ecology and biodiversity and would accord with the policies of the development plan and the NPPF.

Flood Risk and Sustainable Drainage

Paragraph 182 of the NPPF states that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

Policy SE3 (Flood Risk Management) of the emerging draft local plan states that Flood Risk Assessments will be required for all proposals in Flood Zones 2, 3 or 3b; Flood Zone 1 where they are over 1 hectare; Critical Drainage Area or That increase the vulnerability classification, even within Flood Zone 1, where other sources of flood risk are identified in the latest Strategic Flood Risk Assessment.

Policy SE4 (Sustainable Drainage Systems) states that development proposals should manage and discharge surface water through a sustainable drainage system. Minor developments may be exempt from full Sustainable Drainage Systems (SuDs) implementation but should still incorporate appropriate measures to manage surface water runoff sustainably, such as the use of permeable paving, rain gardens, or soakaways, wherever feasible.

The application is accompanied by a Flood Risk Assessment as well as a proposed drainage layout, drainage strategy and management and maintenance arrangements. The FRA concludes that the site is not at risk of flooding from a major source and lies within Flood Zone 1. Surface water flooding has also been considered and would only inundate the site to a relatively low water depth and velocity. The risk from this can be suitably managed and mitigated. It also concludes that the proposed development would not alter any existing overland flow routes or floodplain storage.

Initial comments from the Lead Local Flood Authority considered that insufficient information had been provided with the application. This included the drainage strategy and lack of clarity on connection points, drainage layout, modelling and calculations.

The applicant has since provided additional information, engaged in a meeting with the LLFA and undertaken further testing to address the queries raised. The drainage layout of the development consists of a gravity based piped network which conveys surface water to an existing culverted watercourse to the east of the proposed extension. Whilst raising no objections in principle, the LLFA note that some additional investigation is required to confirm existing infrastructure is in good condition. In the latest LLFA response no further objections are raised to the scheme subject to conditions to secure further investigations into existing infrastructure connecting to the culverted watercourse and details of the as built point of connection. It is therefore considered that subject to these conditions the development would raise no adverse implications with regards to flooding and drainage and would accord with the aims and objectives 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 and the matters that can be addressed, it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

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

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

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP3: Spatial Principles of Movement and Access
Policy ASP4: Newcastle Town Centre Area Spatial Strategy
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy N17: Landscape Character – General Considerations

Other material considerations include:

National Planning Policy Framework (2024)

Planning Practice Guidance (PPG) (as updated)

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

Policy PSD1: Overall Development Strategy
Policy PSD6: Health and Wellbeing
Policy PSD7: Design
Policy IN1: Infrastructure
Policy IN2: Transport and Accessibility
Policy IN3: Access and Parking
Policy SE3: Flood Risk Management
Policy SE4: Sustainable Drainage Systems
Policy SE7: Biodiversity Net Gain
Policy SE8: Biodiversity and Geodiversity
Policy SE12: Amenity
Policy RET4: Newcastle-under-Lyme Town Centre

Supplementary Planning Guidance/Documents

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

Relevant Planning History

06/01180/OUT - New college, sports facilities, Superstore, Petrol Filling station, offices, housing, parking, landscaping and associated engineering works – Permitted

07/01005/REM - External appearance of the new College, siting and external appearance of the Sports Hall and landscaping – Permitted

08/00801/FUL - New College building (amended scheme to that approved under planning permissions 06/01180/FUL and 07/01005/REM to accommodate additional floorspace for a Higher Education Centre) – Permitted

08/00825/FUL - Building to house a construction and engineering centre – Permitted

10/00052/OUT - Removal of conditions 58 and 59 of planning permission ref 06/01180/OUT relating to alterations to the A34/Knutton Lane roundabout and the A34/Lower Milehouse Lane roundabout – Refused

10/00105/OUT- Variation of condition 4 of outline planning permission 06/01180/OUT granted for new college, sports facilities, Superstore, Petrol Filling station, offices, housing, parking, landscaping and associated engineering works – Permitted

10/00259/OUT - Removal of conditions 58 and 59 of planning permission ref 06/01180/OUT relating to alterations to the A34/Knutton Lane roundabout and the A34/Lower Milehouse Lane roundabout – Permitted

17/00839/FUL - Variation of condition 57 of planning permission 06/01180/OUT regarding the provision of a toucan crossing facility on Knutton Lane to a scheme (as implemented) in accordance with Staffordshire County Council Drawing CDD/0039/DR01/01 dated May 2016 – Permitted

21/00705/FUL - Remodelling of existing Sports Hall to provide new construction teaching workshop. Construction of new Sports Hall, two number classrooms and supporting accommodation. – Permitted

24/00404/FUL - Full planning application for the improvement of existing artificial football pitch comprising replacement of fencing and floodlights, and associated works. – Permitted

Views of Consultees

Lead Local Flood Authority raise no objections following the submission of additional information subject to conditions.

Environmental Health Division raise no objections subject to conditions relating to a CEMP, dust mitigation, installation of noise generating plant, lighting scheme and reporting of unexpected contamination.

County Highway Authority raise no objections subject to a condition to secure the car park management plan.

Staffordshire Police raise no objections but raise a number of considerations in relation to security measures.

Naturespace raise no objections subject to the development being in accordance with the recommendations of the ecological appraisal.

Sports England raise no objections subject to a condition to secure long term pitch maintenance.

County Mineral Authority have no comments to make.

No comments have been received from **Staffordshire Wildlife Trust** or the **Landscape Development Section** by the given deadline, as such it is assumed that they have no comments to make regarding the application.

Representations

None received.

Applicant/agent's submission

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

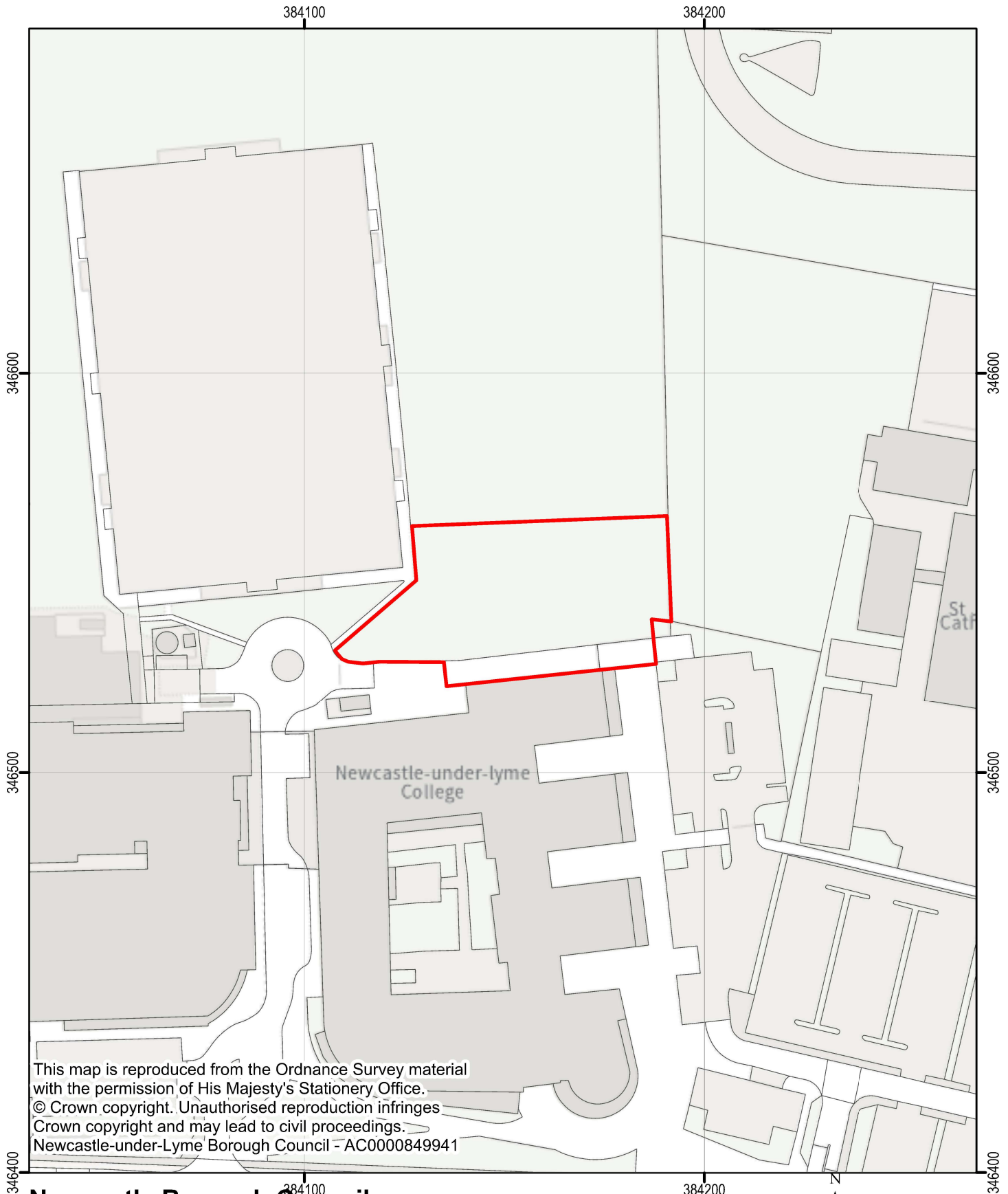
[26/00083/FUL | Full planning application for the extension of an existing college building and associated servicing, landscaping and associated works | Newcastle Under Lyme College Knutton Lane Knutton Newcastle Under Lyme Staffordshire ST5 2GB](#)

Background Papers

Planning File
Development Plan

Date report prepared

11th June 2026



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**25 - 27 WELL STREET AND 82 GARDEN STREET, NEWCASTLE
MARSHALLSAY**

26/00051/COU

Full planning permission is sought for a change of use of an existing office (Use Class E) to provide two houses in multiple occupancy (Use Class C4) at 25-27 Well Street and 82 Garden Street. The application site is located within Newcastle town centre and within the Newcastle Town Centre Conservation Area as indicated on the Local Development Framework Proposals Map.

The application has been called in to committee for determination due to concerns around the number of HMOs in the area, anti-social behaviour and fly-tipping.

The statutory 8-week determination period for this application expired on the 1st June 2026, however an extension of time has been agreed until 26th June.

RECOMMENDATION

PERMIT subject to conditions relating to the following matters: -

- 1. Time Limit**
- 2. Approved Plans**
- 3. Glazing on lower section of ground floor bedroom windows facing onto Garden Street and Well Street**
- 4. Construction hours**
- 5. Construction and Environmental Management Plan**
- 6. Bin storage**
- 7. Cycle storage**

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 or on the character and appearance of the Conservation Area. In the absence of any objections from the Highway Authority and given the highly sustainable location of the application site, it is not considered that a refusal on highway safety grounds could be sustained. Furthermore, there is no evidence to suggest that the proposal would result in an adverse impact on the residential amenity of neighbouring properties.

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 an existing office (Use Class E) to provide two houses in multiple occupancy (Use Class C4) at 25-27 Well Street and 82 Garden Street. The application site is located within Newcastle town centre and falls within the Newcastle Town Centre Conservation Area 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. The Inspectors report concludes that the Newcastle-under-Lyme Local Plan (the Plan) provides an appropriate basis for the planning for the Borough, provided that several main modifications are made to it. The publication of the Inspectors Report marks the conclusion of the examination into the Council's Local Plan. The Inspectors Report and adoption of the Local Plan will be considered by Full Council in due course.

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 examination on the Local Plan has now ended, then significant weight can be attributed to individual policies in the Local Plan when considered alongside the modifications concluded by the Inspector.

The key issues to consider in the determination of the application are therefore;

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

Is the principle of development acceptable?

Policy HOU7 (Homes in Multiple Occupation) from the emerging Local Plan states that the change of use from other uses to a HMO should meet the following criteria to be supported;

- i. Not result in more than 10% of residential properties within a 100m radius being in use as an HMO;
- ii. Not result in a Use Class C3 dwelling being ‘sandwiched’ between two other HMO properties or other non-family residential uses;
- iii. Not result in a continuous frontage of three or more HMOs or other non-family residential uses;
- iv. Be located within a sustainable neighbourhood, where they are close to facilities and served by high frequency bus routes;
- v. not result in an adverse impact on the amenities of neighbouring residents in terms of overlooking, or levels of noise and disturbance;

- vi. provide a good standard of living accommodation for future occupiers including communal living rooms, kitchens, laundry facilities;
- vii. provide an area of outdoor amenity space of sufficient size to accommodate activities such as clothes drying and space to sit outside, suitable for the number of residents at the property and accessible to all residents;
- viii. provide suitable car and cycle parking facilities, in accordance with the Council's Parking Standards; and
- ix. provide suitable waste and recycling storage and collection solutions

In relation to criterion (i) above, the Council's evidence indicates that 2 licensed HMOs are in operation along Well Street with a further one to the rear of the site on Barracks Road. While it is acknowledged that there may be other smaller and/or unlicensed HMOs in the vicinity, no evidence is available to confirm the location of such properties and given that they do not require planning permission, these cannot be considered. Therefore, on the basis of the available evidence, as there are less than 10% of houses used as HMOs within 100m of the site, then the proposal is considered to be in compliance with the requirements of criteria (i) – (iii) of Policy HOU7. Other requirements of the policy will be assessed in more detail in the relevant sections of this report.

The application site is located within a highly sustainable location within the town centre of Newcastle under Lyme and would make use of an existing building whilst also providing a good contribution to the Council's housing supply. Therefore, despite concerns raised by local residents regarding the provision of new HMOs in this area, officers must conclude that proposed development is acceptable in principle.

Design and impact on the Conservation Area

Paragraph 212 of the NPPF states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

Policy B9 of the Local Plan states that *"The Council will resist development that would harm the special architectural or historic character or appearance of Conservation Areas."* Policy B10 expands on this Policy, stating that development should ensure the following criteria are met:

- i. *"The form, scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailing respect the characteristics of the buildings in the area."*
- ii. *The plot coverage characteristics respect those of the area.*
- iii. *Historically significant boundaries contributing to the established pattern of development in the area are retained.*
- iv. *Open spaces important to the character or historic value of the area are protected.*
- v. *Important views within, into and out of the area are protected.*
- vi. *Trees and other landscape features contributing to the character or appearance of the area are protected."*

Policy B14 states that: *"... special regard will be paid to the acceptability or otherwise of its form, scale and design when related to the character of its setting, including, particularly, the buildings and open spaces in the vicinity..."*

Policy SE9 of the Emerging Local Plan 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.”*

The application property is a two storey traditionally designed and attractive part brick/part rendered terraced building which sits at the corner of Well Street and Garden Street. A private access road runs under the property which leads to a private parking area to the rear of the site that serves other nearby properties. The property, along with those on either side provide a strong active frontage on nearby highways which is a defining feature of the Conservation Area. Properties 1 to 27 of Well Street are also locally listed.

The proposal does not involve any changes to the principal elevations facing Well Street or Garden Street and the only external alteration of substance is the proposed removal of a small rear extension to the Garden Street property. The extension to be removed is a modern addition to the property with no architectural or historic value and its removal is considered to be a benefit in visual terms. The Conservation Officer has confirmed that they have no objections to the proposal.

Whilst residents have objected to the proposal on the grounds that the site lies within the conservation area, for the reasons set out above, the proposal is considered acceptable from a design perspective and the development accords with the policies set out in the current and emerging development plans and the requirements of the NPPF, and a refusal on such grounds cannot therefore be sustained.

Residential amenity

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.

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.

Policy HOU7 (Homes in Multiple Occupation) of the emerging local plan sets out a number of criteria which new HMOs must adhere to such as the requirement for them to provide appropriate space standards, amenity areas and parking cycle facilities.

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.

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 on the rear elevations would have an acceptable level of outlook onto the rear parking yard and rear garden, which is comparable to the outlook available from the windows of neighbouring properties.

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, 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 only benefit from a small private outdoor amenity area, however the site is located within close proximity to a number of public amenity areas such as Stubbs Walk Park.

Staffordshire Police (SP) object to the proposal on the basis that there are a high number of care homes and HMOs in the area which is creating pressure on the police and partner services. Whilst fear of crime is a material planning consideration, planning law is clear in that anti-social behaviour and the potential for crime are not inherent traits 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. Although SP have raised concerns with other HMO uses in the area, each case must ultimately be assessed on its own merits, and there are other forms of legislation beyond that of planning control which will be applicable to the running of the site.

Members' attention is also brought to an appeal against an 8 bedroomed HMO on Underwood Road in Silverdale (reference 22/01023/COU) which was refused in 2023 on the grounds of impact of noise nuisance and general disturbance. 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 an HMO would cause issues of noise or other forms of nuisance simply due to the nature of the use.

The concerns raised by local residents are acknowledged, however for the reasons set out above, and in the absence of any objections from the council's Environmental Health Team, it is not considered that a refusal on amenity grounds can be sustained.

Bin storage details have been submitted with the application, however for the avoidance of doubt a condition is proposed 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.

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 Council's current parking standards require that for HMO use, 0.5 spaces should be provided per bedroom, meaning that the proposals should provide 5 off street parking spaces. Whilst the site has no dedicated parking, it is important to note that the use of the site as an office also had no parking provision and that the current parking standards for offices are set as 1 space per 15m², with the emerging parking standards requiring 1 space per 30m². As the property has an approximate floor space of 230m², the current parking standards would require the property in its current use to have 15 spaces, and under the emerging standards it would require 7 or 8 spaces. It is clear therefore that these standards would equate to a higher parking requirement than the 5 needed for this proposal. Furthermore, the site is in a highly sustainable location, with good access to local transport nodes such as the Bus Station.

The Highway Authority have noted that they cannot reasonably resist the application on highways grounds given the sustainable location of the site. They have recommended the imposition of conditions.

The concerns raised by local residents with respect of parking and highways matters are acknowledged, however in the absence of any objections from the Highway Authority, it is not considered that a refusal on highway grounds could reasonably be sustained.

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 CSP2: Historic Environment
Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development

Newcastle under Lyme Local Plan 2011

Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area
Policy B13: Design and Development in Conservation Areas
Policy B14: Development in or Adjoining the Boundary of Conservation Areas
Policy T16: Development – General Parking Requirements

Other Material Considerations include:

National Planning Policy Framework (2025)
National Planning Practice Guidance (2025)

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 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

11/00670/FUL - Widening of existing door and internal alterations for improved disabled access, with new upvc windows – permitted

Views of Consultees

The **Conservation Officer** raises no objections to the proposal.

The **Highway Authority** have no objections given the sustainable location of the site. They have however requested that conditions be secured requiring the provision of cycle parking and the submission of a Construction and Environmental Management Plan.

The **Environmental Health Team** request that a condition is added to any permission to limit construction hours to the following times:

- 08:00 – 18:00 Monday to Friday
- 08:00 – 13:00 Saturday
- Construction shall not be undertaken on a Sunday or a public holiday.

Staffordshire Police object to the proposal on the basis that there is a high crime rate in the surrounding area and that another HMO would exacerbate the existing problems.

Representations

Thirty five (35) objections have been received. The concerns raised are summarised below:

- Impact on the Conservation Area
- Accumulation of waste and potential for fly tipping
- Cumulative impact of HMOs on the area
- Anti-social behaviour
- Highway safety and parking issues
- Impact on character of the area and social cohesion
- Increased noise and disturbance
- Sewage and waste disposal

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/26/00051/COU>

Background Papers

Planning File
Development Plan

Date report prepared

10th June 2026

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd June 2026

Agenda Item 6

Application Ref. 26/00051/COU

25-27, Well St & 82, Garden St, Newcastle

Since the publication of the main agenda report, 2 further letters of representation have been received. The objections raised are as summarised in the main agenda report. Further information has been provided on the number and location of existing HMOs on Well St, Garden St and Barracks Rd.

Officers' comments

Officers have considered evidence available to them in relation to the number of HMOs in the locality. While further information has been provided by residents, it is not possible to substantiate this using currently available data and therefore, unfortunately, it cannot be given any weight. While the Council does have some information on the location of Lyme Trust properties, these are likely to be classified as supported living rather than HMOs.

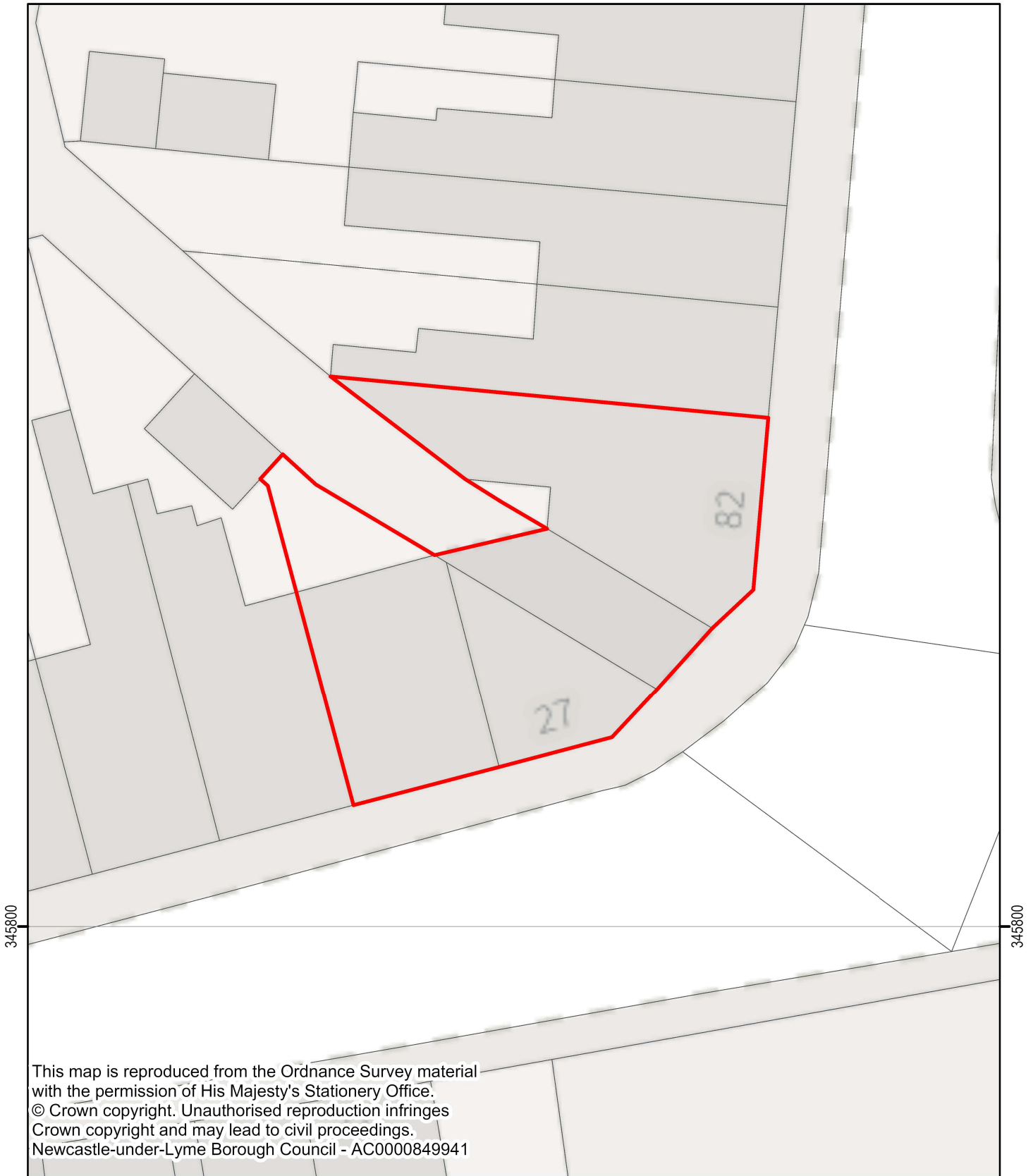
Therefore, on the basis of the available evidence, the principle of the proposed use is considered to comply with relevant planning policies.

Recommendation

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

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Newcastle



Newcastle Borough Council



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Planning Committee site visit dates for 2026/27

It has been the practice of the Committee to annually agree a programme of dates upon which Planning Committee site visits will be held, should such visits be agreed to be necessary at a meeting of the Committee.

The likely dates of Planning Committee meetings, to which Development Management items are likely to be brought, are known. It is recommended that the Committee should now agree to a programme of dates upon which the Planning Committee visits will be held during the 2026/27 municipal year. Members are reminded that the policy of the Committee is that in the event of a site visit being held, only members who have attended the site visit may then take part in the discussion and determination of the application which has been the subject of the site visit.

Date of Planning Committee at which decision to hold a site visit is made	Date of site visit	Time of site visit
Tuesday 23 June 2026	Thursday 16 July 2026	6.15pm
Tuesday 21 July 2026	Thursday 13 August 2026	6.15pm
Tuesday 18 August 2026	Thursday 10 September 2026	6.15pm
Tuesday 15 September 2026	Saturday 10 October 2026	9.15am
Tuesday 13 October 2026	Saturday 7 November 2026	9.15am
Tuesday 10 November 2026	Saturday 5 December 2026	9.15am
Tuesday 8 December 2026	Saturday 9 January 2027	9.15am
Tuesday 12 January 2027	Saturday 6 February 2027	9.15am
Tuesday 9 February 2027	Saturday 6 March 2027	9.15am
Tuesday 9 March 2027	Saturday 3 April 2027	9.15am
Tuesday 6 April 2027	Thursday 29 April 2027	6.15pm
Tuesday 4 May 2027	Thursday 27 May 2027	6.15pm
Tuesday 1 June 2027	Thursday 24 June 2027	6.15pm
Tuesday 29 June 2027	Thursday 22 July 2027	6.15pm

If any additional meetings of the Planning Committee, to which Development Management items are brought, are held, it will be necessary in the event of the meeting agreeing to defer an item for a site visit, to also agree at that meeting an appropriate date and time for that site visit

Recommendation

That the above list of dates and times for possible Planning Committee site visits for 2026/27 be agreed

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