

**The Application** is for approval of details of the access, appearance, layout and scale (reserved matters) of a community building following the grant of outline planning permission for the erection of buildings for residential and community uses.

The application site is within the Newcastle urban neighbourhood as designated on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expires on 17 January 2012.**

### **RECOMMENDATION**

**Permit subject to a condition relating to the following:-**

- (i) Prior approval of all external facing materials and the surfacing materials to all hard surfaced areas within the site.**
- (ii) Details of measures to address issue of surface water runoff.**

### **Reason for Recommendation**

The proposal forms part of a larger site which has outline planning permission for the erection of buildings for residential and community use and as such the principle of the development has been established through an existing outline planning permission. This application seeks approval of the details of access, appearance, layout and scale and such details are considered acceptable in respect of design and highway safety. Comments from a number of consultees are however still awaited and will need to be considered.

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

#### **West Midlands Regional Spatial Strategy 2008 (WMRSS)**

Policy QE3: Creating a high quality built environment for all  
Policy T7: Car parking standards and management

#### **Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (adopted 2009) (CSS)**

Strategic Aim 16 (SA16) – To eliminate poor quality development and establish a culture of excellence in built design by developing design skills and understanding, by requiring good, safe design as a universal baseline and distinctive design excellence in all development proposals, and by promoting procurement methods which facilitate the delivery of good design.

Policy CSP1: Design Quality  
Policy CSP3: Sustainability and Climate Change  
Policy CSP5: Open Space/Sport/Recreation.

#### **Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 (SSSP)**

Policy D1: Sustainable forms of development  
Policy D2: The design and environmental quality of development  
Policy IM1: Provision of Essential Supporting Infrastructure and Community Facilities

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

Policy T16: Development – General Parking Requirements

## **Other Material Considerations Include:**

### **National Planning Policy**

PPS1: Delivering Sustainable Development (2005)  
PPS3: Housing (March 2006)  
PPG13: Transport (March 2001)  
PPG 17: Planning for Open Space, Sport and Recreation (2002)

Companion Guide to PPS1 "The Planning System: General Principles"

### **Supplementary Planning Documents (SPDs)**

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

### **The Secretary of State's Announcement of His Intention to Abolish RSS**

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

### **Emerging Draft Policy**

Draft National Planning Policy Framework (July 2011)

*Whilst it (the draft NPPF) is a consultation document and, therefore, subject to potential amendment, nevertheless it gives a clear indication of the Government's "direction of travel" in planning policy. Therefore the draft NPPF is capable of being a material consideration, although the weight to be given to it will be a matter for the decision maker's planning judgement in each particular case. The current Planning Policy Statements, Guidance notes and Circulars remain in place until cancelled.*

### **Relevant Planning History**

Planning permission reference 06/00337/OUT was granted in 2007 for the following:-

- A Full planning permission for engineering and remediation works in preparation for redevelopment for housing, community uses and greenspace; and associated landscaping.
- B Outline planning permission for the erection of buildings for residential and community uses, with all matters of detail reserved for subsequent approval with the exception of the access points into the site from Scot Hay Road.

There have subsequently been a number of applications to vary conditions and for the details of the housing development as follows:-

2007	07/00598/FUL	Permit - removal of condition C9 relating to the provision of a footpath between Scot Hay and Podmore Corner.
2007	09/00599/FUL	Refuse - removal of condition B24 which relates to the provision of a pedestrian link between the development and Silverdale.
2008	08/00435/OUT	Permit - variation of condition B16 relating to the provision of bus stops.
2008	08/00136/OUT	Permit - variation of condition B9 to enable adjustment of boundary defining the site upon which residential development can take place.
2010	09/00698/REM	Permit - approval of reserved matters for the erection of 300 residential units.

## **Views of Consultees**

**Sport England** does not wish to raise an objection to this application.

The views of **Silverdale Parish Council**, the **Environmental Health Division**, the **Highway Authority**, and the **Police Architectural Liaison Officer** are currently awaited.

## **Key Issues**

The principle of a community building as proposed was established in 2007 when outline planning permission was issued, reference 06/00337/OUT. Details of access into the overall Silverdale Colliery site was approved at that time with all other matters of detail reserved for subsequent approval.

The application being considered seeks approval of the details of access, appearance, layout and scale of a community building and its associated parking area and as such it is considered that the issues to be addressed are the acceptability of the design of the building and its car parking area. The community building proposed contains changing facilities and a club/community room to be used in conjunction with football pitches that are being provided within the overall site and for use by the wider community.

The building is located on a plot of land within the Silverdale Colliery site, which fronts onto Scot Hay Road and adjoins the main access into the site opposite Buxton Avenue. The parking area is located on the front part of the site with landscaping adjoining the parking area, Scot Hay Road and the access road. The building is sited to the rear of the plot. The site is accessed via a cul-de-sac that has been formed as part of the residential development that is taking place on the overall site that is the subject of outline planning permission.

The building is simple in design. The proposal is single storey and pitched roofed. It is to be constructed predominantly in brick with cedar cladding in the gables, and the roof is to be clad in a metal 'slate' tile in charcoal. With the exception of the roof tiles the building is therefore to be constructed in traditional materials which are appropriate in this location, and it is considered that the roofing material which has a similar appearance to slate is also acceptable in this location.

The building has a limited number of window openings. The main windows are to the large club/community room which face towards the football pitches and are therefore not visible from public vantage points. The elevation that faces towards the access and has a number of smaller, high level windows that serve changing rooms, officials rooms and toilets. Notwithstanding this it is considered that in view of the location of the building and its nature of its intended use it is acceptable in appearance.

The car park provides 40 spaces and an additional two disabled spaces, and it is considered that this level of parking is acceptable. As indicated above the parking area is on the site frontage with Scot Hay Road, but the visual impact of a car park in such a prominent location is mitigated by a 6.5m wide landscaping area between the parking area and Scot Hay Road. A further landscaped area, albeit narrower at 1m, is provided between the parking area and the main access road into the overall development, in addition to areas of landscaping around the remainder of the car park and in front of the proposed building. Subject to the approval of the details of the landscaping, a reserved matter which would have to be the subject of a separate further application, it is considered that the car park will also be visually acceptable.

Overall it is considered that the development is acceptable.

## **Background Papers**

Planning Files

Planning documents referred to

## **Date Report Prepared**

8 December 2011