

The application seeks to vary condition 2 of planning permission 14/00736/FUL which granted full planning permission for a new industrial unit, link to an existing unit, and associated service area and car parking. Condition 2 lists approved drawings and the variation sought seeks to substitute amended plans to allow for amendments to the approved elevations through the introduction of additional windows.

The 13 week period for this application expires on 22nd January 2018.

RECOMMENDATION

PERMIT subject to conditions relating to

- 1. The variation of condition 2 to reflect the revised drawings**
- 2. Any other conditions of 14/00736/FUL as continue to apply to the development**

Reason for Recommendation

The revisions sought to the approved plans result in a building that is acceptable in appearance and accords with national and local policy regarding design.

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

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks to vary condition 2 of that permission, which listed the approved plans, following the granting of full planning permission for a new industrial unit in 2015 and given that the development has already been carried out this is an application submitted pursuant to Section 73A of the Town and Country Planning Act 1990.

The proposals involve the adaption of the building to facilitate its use by a pharmaceutical company including the provision of additional floorspace within the building. The provision of such floor space does not, however, require planning permission as it is not 'development', in the absence of any conditions altering that position. Issues of parking are not, therefore, material to the determination of this application although it is noted that there is space to park 70+ vehicles in front of the building and as such it is not anticipated that any parking issues will arise. The only issue that is raised by the proposal is whether the amendments are acceptable in respect of their appearance.

The proposed amended plans seek approval for the introduction of two further rows of windows on the east (front) elevation at first and second floor level above an existing row of windows at ground floor serving office floorspace. The design and appearance of the additional windows match those already in situ. A further three windows are proposed at first floor level above a doorway on the east elevation. The windows are acceptable in appearance, reflecting the design and appearance of the building as constructed, and provide additional visual interest to the primary elevation of the building.

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 SP2: Spatial Principles of Economic Development
Policy CSP1: Design Quality

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

None

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(March 2014\)](#)

Relevant Planning History

Other than the planning permission that this application seeks to vary, there is no relevant planning permission.

Views of Consultees

The **Environmental Health Division** has no objections.

The views of **Kidsgrove Town Council** have been sought and will be reported if received.

Representations

None

Applicant's/Agent's submission

The application form and plan and supporting information are available for inspection at the Guildhall and on the website that can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00848/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

16th November 2017