

**LAND ADJACENT TO THE BLOCKHOUSE,
NEWCASTLE ROAD, WHITMORE**

18/00847/FUL

The application is for the formation of 4no. 3 bedroom semi-detached houses on plots 6 and 7 of extant planning application reference number 16/00609/FUL, comprising a residential development of seven detached dwellings which is sited adjacent to the Block House Public House.

The site lies within the village boundary of Baldwins Gate as defined on the Local Development Framework Proposals Map.

The development has been called to the Planning Committee for determination by two Councillors due to concerns which are summarised as follows:

- The design and density of the proposal is completely out of character with the rural setting.
- Would result in unnecessary urbanisation of local green spaces contrary to Government Policy.
- Unsatisfactory access for this scale of development resulting in potential hazards for pedestrians, cyclists and motor vehicles.
- Permission would set a precedent for the remainder of the site which will further detract from the rural nature of the site and increase density.

The 8 week period for the determination of this application expired on 25th December 2018, but the applicant has agreed an extension to the statutory determination period to the 1st February 2018.

RECOMMENDATION

REFUSE for the following reasons:-

- 1. The development proposed has a cramped appearance which is out of keeping with its immediate surroundings and would be harmful to the character of the area. The proposal would therefore be contrary to Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, Policies R3 and R12 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning Document, and the aims and objectives of the National Planning Policy Framework (2018).**
- 2. Without an appropriate secured financial contribution relating to public open space the additional demands upon open space arising from the additional dwellings as proposed would not be suitably addressed. As such the development would be contrary to policies on the provision of open space for residential development, contrary to Policies CSP5 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policy IM1 of the Newcastle-under-Lyme Local Plan 2011, Newcastle under Lyme Borough Council Supplementary Planning Document on Development Contributions (2007), the Newcastle-under-Lyme Open Space Strategy (March 2017), and the aims and objectives of the National Planning Policy Framework (2018).**
- 3. In the absence of a secured planning obligation, the development fails to provide affordable dwellings on-site or a commuted sum payment for off-site affordable housing provision which is required to provide a balanced and well-functioning housing market, as referred to in the Newcastle-under-Lyme Borough Council Affordable Housing Supplementary Planning Document (2009) and the Supplementary Planning Document on Developer Contributions (2007). The proposal would thus be contrary to Policies CSP6 and CSP10 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, saved Policy IM1 of the Newcastle-under-Lyme Local Plan 2011, and the aims and objectives of the National Planning Policy Framework (2018).**

Reason for Recommendation

The site is in sustainable location where the broad principle of new and replacement housing is acceptable and has already been established through the granting of planning permission for residential development under planning permission reference 16/00609/FUL. There are also benefits to allowing additional new housing to occur on the site (in this case two additional net properties accounting for the two approved dwellings which are extant and to be replaced) – namely boosting local housing supply as well as the related economic advantages new housing brings to the area. However the dwellings would appear shoe horned into the site which would be out of keeping and harmful to the immediate locality it would be viewed within.

The proposed development would result in additional pressure on existing areas of public open space within the vicinity of the site and in the absence of a financial contribution, such an adverse impact would not be appropriately mitigated against. A planning obligation is also required to secure a contribution to affordable housing and travel plan monitoring in accordance with policy.

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

There are fundamental objections to the design and density of the development which cannot be addressed by amendment. It is therefore considered that the proposals are unsustainable and do not conform to the core planning principles of the National Planning Policy Framework and it is considered that the applicant is unable to overcome the principal concerns in respect of this development.

Key Issues

The proposed dwellings are 3 bedroom, semi-detached units measuring 65 square metres in footprint, by around 9 metres in maximum roof ridge height. The application replaces 2 detached dwellings, which were originally approved under application reference number 16/00609/FUL, with 2 pairs of semi-detached dwellings. The key issues to consider are:-

1. Is the principle of residential use acceptable in this location?
2. Is the design and appearance of the development acceptable?
3. Is the impact to neighbouring living conditions acceptable?
4. What is the impact to highway safety and is it acceptable?
5. What planning obligations are considered necessary and lawful?

1. Is the principle of residential use acceptable in this location?.

With respect to the Councils approved Development Plan. Saved Policy H1 of the Newcastle Local Plan 2011 seeks to support housing within the urban area of Newcastle or Kidsgrove or one of the village envelopes – including Baldwins Gate.

Policy ASP6 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CS) 2006-26 states that there will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes and rural service centres of Loggerheads, Madeley and the villages of the Audley Parish, to meet identified local requirements – in particular the need for affordable housing.

Paragraph 117 of the National Planning Policy Framework 2018 (the Framework) states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 11 of the Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Policies are considered to be out of date, in the consideration of applications involving the provision of housing, in situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

Paragraph 12 of the NPPF also highlights that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

The current position is that the Borough Council is able to demonstrate a supply of deliverable housing sites sufficient to provide a minimum of 5 years' worth of housing against its local housing need (the appropriate test given its adopted strategic policies are more than 5 years old, the Council having accepted that the Core Spatial Strategy requires updating). As such policies on the location of housing within the Development Plan (when taken as a whole) can be considered to be up to date and can be given due weight as they are not inconsistent with the Framework. The Council's supply exceeds the 5 year figure by 0.45 years, even so it will be appropriate to proceed on the basis that whilst a proposal may not accord with the provisions of the approved development plan, there are other material considerations which should be given greater weight. However, this should be a selective approach to be applied only where sites by reason of their proximity to services are considered to be very sustainable locations for development. In other less sustainable locations it will remain appropriate to give full weight to restrictive development plan policies and not to approach the application requiring approval in all cases where the adverse impacts are not significantly and demonstrably outweighed by the benefits of the scheme.

The site in question is not previously developed land but is part of an extant housing development permitted under planning application 16/00609/FUL (approved plots 6 and 7 are yet to be developed but other remaining units are nearing completion) and the supply of previously developed Rural Service Centre sites has depleted considerably through the Plan period.

The site is not located in a Rural Service Centre as identified in the CSS. It is, however, within a village location within short walking distance of a bus stop, a public house a petrol station, shop and post office. Such facilities have been found, at appeal, to be sufficient to justify the description of Baldwins Gate as a sustainable location.

Overall, taking into account the sustainability of the site and the existence of an extant permission for residential development, the principle of residential development of this site is considered acceptable, and accords with the aims and objectives of the National Planning Policy Framework. It would also contribute to the Councils housing supply, albeit such a contribution would be limited.

2. Is the design and appearance of the development acceptable?

Paragraph 8 of the Framework sets out that achieving sustainable development means that the planning systems has three overarching objectives which includes as part of the social objective, fostering a well design built environment.

Paragraph 124 of 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. At paragraph 130 it states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Policy CSP1 of the Core Strategy sets out the design criteria to which development will be assessed against which include that development positively contributes to an area's identity in terms of scale, density, layout, use of appropriate material for buildings surfaces and accesses. The Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010) gives further detail of how the development should be assessed beyond the broad guidance contained within Policy CSP1.

The Urban Design Guidance SPD at Section 7 provides residential design guidance and Policy R3 of that section states that new housing must relate well to its surroundings. It should not ignore the existing environment but should respond to and enhance it. R12 states that residential development should be designed to contribute towards improving the character and quality of the area. There is also guidance on developments in the rural area (Section 10) which inter alia indicates that new development in the rural area should respond to the

typical forms of buildings in the village or locality– one of the criteria being the heights of buildings, another the way that roof forms are grouped.

The site can be viewed from Newcastle Road which is the main road running through the centre of the village. The site is adjacent to a public house with car park. There is a railway line immediately to the west which runs under Newcastle Road. On the opposite side of the road to the site is a post office/shop interspersed amongst residential properties of mixed architecture and sizes. Given the presence of the two commercial properties it would not unreasonably be described as the centre of the village.

The Parish Council very strongly regard the creation of a 2nd floor of the proposed dwellings as out of keeping with the character of the village where no such development can be found elsewhere. Moreover the development could be said to threaten the design policies of the emerging neighbourhood plan for parishes of Whitmore, Chapel & Hill Chorlton and Maer & Aston.

Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise as specified by section 38(6) of the Planning and Compulsory Purchase Act 2004. An emerging neighbourhood plan may be a material consideration. Paragraph 216 of the current Framework sets out the weight that may be given to relevant policies in emerging plans in decision taking. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies. The current PPG advises that whilst a referendum ensures that the community has the final say on whether the neighbourhood plan comes into force, as part of the development plan, decision makers should respect evidence of local support prior to the referendum when seeking to apply weight to an emerging neighbourhood plan. It is noted a neighbourhood plan attains the same legal status as the Local Plan once it has been approved at a referendum. At this point it comes into force as part of the statutory Development Plan.

The neighbourhood plan referred to has not yet reached the advanced stage where it is subject to local referendum –but it has been the subject of Regulation 14 consultation – and it has not been published although its Townscape Appraisal (and other evidence base documents) are available to view on the Qualifying Body's website. It is therefore considered can only carry some limited weight at this stage.

The Whitmore Village Design Statement SPG, although now dated in terms of its references, does include general design considerations guidance (note No.1) – referring to the appearance of development and its relationship to its surroundings as important material considerations, whilst specific guidance (Note no.8) on Baldwins Gate refers to the need for development to be in visual harmony with the character of the specific part of the village in which it is located.

The proposed dwelling houses will be read in the context of the 5 approved units of the small residential development which are part of an extant permission under construction (reference number 16/00609/FUL). It is also important to note that an application to vary that historical scheme under application 18/00566/FUL which incorporates the use of the 2nd floor has also been determined as being acceptable under delegated powers subject to the completion of a planning obligation.

The bulk of the development applied for would be set back from Newcastle Road located behind the Block House pub which has wooden fencing around its periphery inclusive of car park. The site is also adjacent to a railway line. The development would therefore have reduced prominence relative to Newcastle Road. However relative to the other large detached properties within the approved housing scheme the additional dwellings now proposed would appear shoe horned onto the site.

The design of the dwellings proposed retains steeper angled roof slopes, as well as exterior barge boards which are architectural features which can be associated to forms of semi-rural housing.

Overall taking into account the concerns of the Parish Council, the context of the site which is within a prominent location in the heart of the village, and also relative to the new housing scheme it would be seen within, the view taken is that the development is unacceptably strident and visually harmful to the village location owing to an overly cramped layout for the number of units proposed.

3. Is the impact to neighbouring living conditions acceptable?

Supplementary Planning Guidance (SPG) Space about Dwellings provides guidance on the assessment of proposals on matters such as light, privacy and outlook. An acceptable level of separation can be achieved between other neighbouring properties in accordance with the SPG. However the rear garden serving one of the proposed dwellings (Unit 6 as specified on the plan) does not provide the recommended minimum mean length of 10.7 metres. Whilst some garden area could be afforded to future residents for the drying of clothes and siting outside the shortfall evident also gives rise to a cramped form of development offering a lower standard of amenity than the extant scheme it would replace.

4. What is the impact to highway safety and is it acceptable?

The most up to date planning policy (contained within the Framework) indicates 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 on the road network would be severe. In 2015 the Secretary of State gave a statement on maximum parking standards indicating that the Government is keen to ensure that there is adequate parking provision both in new residential developments and around town centres and high streets.

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. The car parking standards set out in the Appendix to the Local Plan state that 2 or 3 bedroom properties should provide a maximum of 2 off road parking spaces. 4 bedroom properties should provide no more than 3 spaces.

2 parking spaces are proposed to serve each of the proposed 3 bed properties which is considered acceptable. Access to the site is via an established access from Newcastle Road which, it is considered, can accommodate the additional vehicular movements arising from the additional dwellings. The Highway Authority has no objections to the scheme subject to parking, access and turning area provision to be provided as proposed. Overall it is considered that the proposal would not be unacceptable in this regard.

5. What planning obligations are considered necessary and lawful?

Public Open Space Provision

Paragraph 34 of the Framework states that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

Saved NLP policy C4 (part of the approved development plan) does not support the seeking of a contribution for developments of less than 10 units or less than 0.4 ha. Policy CSP5 of the more recent Core Spatial Strategy (also part of the development plan), indicates that developer contributions will be sought to provide a key funding source to meet the needs of new residents and for the delivery interalia of the Urban North Staffordshire Green Space Strategy and any approved revisions or replacement strategies. There is such a replacement

strategy, the Open Space Strategy that was adopted by Cabinet at its meeting on the 22nd March 2017.

The recommendation contained within the Development Strategy of the OSS was that as good practice for residential development 0.004 ha per dwelling of open space should be provided for the total number of dwellings; and that such open space will be provided in areas of not less than 0.1 ha regardless of development size. It goes on to indicate that a cost model for offsite contributions will need to be agreed based upon a Table contained within the OSS that is itself an update of the cost model that was contained within the 2007 Urban North Staffordshire Green Space Strategy.

In this case LDS are not seeking open space on the site itself but instead are requesting a contribution of £5,579 per additional residential units over and above those already permitted on the site.

Both the NLP and the CSS form part of the approved development plan for the area. In this case the CSS is more up to date than the NLP. In addition the application of the Open Space Strategy in the determination of planning application is consistent with paragraph 96 of the Framework which indicates that policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

The development applied for is below the local plan policy C4 trigger threshold and it could be argued that the request is contrary to policy. It is, however, considered that the contribution accords with the CSP5 of the CSS which, as indicated above, specifies that developer contributions will be sought in accordance with the Green Space Strategy or any approved or replacement Strategy. As this policy is more up to date and is fully compliant with the Framework it should be given greater weight than LP policy C4.

Any developer contribution to be sought must be both lawful, having regard to the statutory tests set out in Regulation 122 and 123 of the CIL Regulations, and take into account guidance. It must be:-

- Necessary to make the development acceptable in planning terms
- Directly related to the development, and
- Fairly and reasonably related in scale and kind to the development.

It must also comply with national planning practice guidance on the seeking of contributions for small scale developments. Most importantly ministerial policy as set out in a Ministerial Statement of the 28th November 2014, since confirmed by the Court of Appeal in May 2016, indicates that “tariff-style contributions” should not be sought from developments of 10 units or less which have a maximum combined gross floor space of no more than 1,000 square metres. The proposal is such a development.

A tariff style contribution is defined as one where the intention is to require contributions to pooled funding pots intended to fund the provision of general infrastructure in the wider area.

The Landscape Development Section have indicated that they propose that the contribution in this case would be applied to improvements to Jubilee Gardens which are approximately 150m away, so whilst the amount is calculated on a “sum per dwelling” basis it is not considered to meet the definition in the Guidance or Statement of a tariff-style contribution and therefore the guidance does not rule out seeking such contributions in this case.

The Framework advises that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Paragraph 1 of the Framework states that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and

statutory requirements.

The contribution being sought is considered to meet the statutory tests. It is necessary to make the development acceptable in planning terms and directly related to this residential development (it seeks to address the additional demands upon open space which residential development brings) and is fairly and reasonably related in its scale – the Open Space Strategy setting out a detailed methodology to demonstrate how the capital element of the sum (£4,427) is calculated whilst the maintenance element (£1,152) represents 60% of the costs of 10 years maintenance – a figure in line with that sought by other LPAs, according to the Strategy, per residential unit.

For the avoidance of doubt it can be confirmed that the obligation would not be contrary to Regulation 123 either.

Affordable Housing

Policy CSP6 of the Core Spatial Strategy states that for new residential development within rural areas, on sites or parts of sites proposed to, or capable of, accommodating 5 or more dwellings will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.

Notwithstanding adopted policy, there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale development as set out above. Whilst the development proposed in this application is, on its own and cumulatively taking into account extant permission 16/00609/FUL, less than 10 units it does exceed floor space of more than 1000 square metres when combined with that development. As such affordable housing requirements, as set out in policy, are therefore triggered.

The scheme, which increases the number of dwellings on the site, would therefore need to make provision for additional affordable housing in order for the scheme to comply with national planning policy. The starting point is for affordable housing provision to be met on-site. However it was accepted when granting planning permission for 16/00609/FUL that the developer could instead provide a commuted sum payment for such provision to be made off-site. The provision of a commuted sum that is broadly equivalent to provision of one affordable housing unit on site, as would be required by policy, is acceptable in this case also. That amount has not been calculated.

The applicant has not yet confirmed if they intend to enter into an obligation and no Section 106 agreement is 'on the table'. The Council's obligation requirements outlined above are consistent with other planning decisions for minor residential development in rural areas, and indeed is consistent with the decision to permit development on this site under 16/00609/FUL, and are deemed to be necessary to allow planning consent to be granted. Therefore without an appropriate legal agreement to secure financial contribution towards public open space and for a commuted sum for the provision of affordable housing off site any refusal of this application would need to include reasons for refusal to reflect this.

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 ASP5	Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1	Design Quality
Policy CSP3	Sustainability and Climate Change
Policy CSP5	Open space, sport, recreation
Policy CSP10	Planning Obligations

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

Policy H1	Residential development: sustainable location and protection of the countryside
Policy T16	Development – General parking requirements
Policy T18	Development servicing requirements
Policy C4	Open Space in New Housing Areas
Policy IM1:	Provision of Essential supporting Infrastructure

Other Material Considerations

[National Planning Policy Framework](#) (July 2018)

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

[Supplementary Planning Documents/Guidance](#)

[Space Around Dwellings SPG](#) (SAD) (July 2004)

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

[Developer contributions SPD](#) (September 2007)

Planning History

18/00566/FUL	Variation of condition 2 of planning permission 16/00609/FUL to replace drawing 0847-184 for drawing 0847-207D to make use of the roof void by forming rooms in this space (resubmission of 18/00278/FUL)	<i>Pending</i>
18/00278/FUL	Variation of condition 2 of planning permission 16/00609/FUL to replace drawing 0847-184 for drawing 0847-207C to make use of the roof void by forming rooms on the second floor.	Refused 2018
18/00335/FUL	Erection of 4no. 3 bedroom semi-detached houses on plots 6 and 7	<i>Withdrawn</i> 2018
18/00278/FUL	Variation of condition 2 of planning permission 16/00609/FUL to replace drawing 0847-184 for drawing 0847-207C to make use of the roof void by forming rooms on the second floor.	Refused 2018
16/00609/FUL	The construction of 7 new houses with access road and associated landscaping.	Permitted 2016
16/00539/REM	Application for approval of the details of appearance, landscaping, layout and scale including internal	Permitted 2016

access within the site of the development relating to 13/00145/OUT - Outline planning permission for the demolition of existing warehouse/playbarn and the erection of 4 dwellings

14/00608/REM Application for approval of appearance, landscaping, layout and scale details of plots 2 and 3 relating to 13/00145/OUT for outline planning permission for the demolition of existing warehouse/playbarn and the erection of 4 dwellings Permitted 2014

13/00145/OUT for outline planning permission for the demolition of existing warehouse/playbarn and the erection of 4 dwellings
(i) Full planning permission for change of use of first floor of public house to provide Bed and Breakfast accommodation, ground floor extension to the public house. Permitted 2013

Views of Consultees

Network Rail has no objections subject to conditions requiring:-

1. A Risk Assessment and Method Statement for all works within 10 metres of the railway or to the railway.
2. Prior approval of details of the disposal of both surface water and foul water drainage directed away from the railway.
3. Prior approval of ground levels, earthworks and excavations to be carried out near the railway boundary. Details of appropriate vehicle safety protection measures along the boundary of the railway.

They also advise that it is a matter for the development and the Local Planning Authority to ensure adequate mitigation measures are secured to address and the noise and vibration that arises from an existing operational railway.

United Utilities have no objections subject to the following condition:-

1. Foul and surface water being drained on separate systems.

Education Authority confirms that no contribution is required.

Whitmore Parish Council wishes to register the same very strong objection that it registered to planning application 18/00566/FUL (currently still "pending decision") and the earlier planning application 18/00278/FUL which was "Refused". The proposed design again goes well beyond a simple after the fact loft conversion, modifying internal floor heights and in this case most particularly the rear facade's window design arrangements, to produce what is visually quite clearly a 2.5 storey property with accommodation on three levels in a prime position in the centre of the village. Whitmore Parish Council has fought hard to prevent 2.5 and 3 storey dwellings in our parish, so far successfully. Apart from the fact that this is completely out of keeping with the style of the other houses on this development, it would set an unhealthy and unacceptable precedent. Whitmore Parish Council PC urges the Borough Council to refuse this planning application which it considers to be totally inappropriate in this location.

The **Environmental Health Division** has no objections subject to conditions requiring:-

- Implementation of a site remediation scheme.
- Report of unexpected contamination.
- Importation of soil.
- Protection of the highway from mud and debris.
- Restriction of construction hours. between 07.00 and 18.00 hours Monday to Friday, and not at any time on Sundays, Bank Holidays or after 13.00 hours on any Saturday.
- Internal and external noise levels for dwellings.

The **Highway Authority** has no objections subject to the following condition:-

1. The development shall not be occupied until parking and turning areas have been provided.

Landscape Development Section indicate that their comments remain as previous applications 14/00608/REM and 16/00609/FUL. In those cases they indicated that the development leaves very little opportunity for meaningful tree planting to mitigate the loss of substantial number of trees that have been removed from the site since the original outline permission. They requested that strategic landscaping proposals are submitted to show how it is proposed to integrate the scheme into its setting before it can comment. This should show trees to be retained and removed as well as proposed tree and shrub planting.

They request a contribution by the developer for capital development/improvement of offsite open space of £4,427 for each of the additional dwellings in addition to £1,152 per dwelling for 60% of maintenance costs for 10 years. Total contribution £5,579 per dwelling. This will be used for improvements to Jubilee Gardens which are approximately 150m away.

Representations

None received.

Applicant/agent's submission

Application forms and indicative plans have been submitted. The application documents are available for inspection at the Guildhall and via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00847/FUL>

Background Papers

Planning File.
Planning Documents referred to.

Date Report Prepared

15th January 2018.