

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**8<sup>th</sup> October 2019**

**Agenda Item 4**

**Application Ref. 19/00529/FUL**

**Renford House, 24 High Street, Wolstanton**

The main agenda report did not identify that the site is within a Policy H7 area, which is a saved Newcastle Local Plan (NLP) policy. The main agenda report does however identify that the site is within the Watlands Park Conservation Area which pre dates the NLP.

The fundamental concerns of the development are the poor quality design and the impact on the character and appearance of the Conservation Area, as set out in the main agenda report. However, Policy H7 should also have been identified. Policy H7 seeks to preserve the unique character of the areas, consisting mainly of large houses in extensive plots, and will not permit development that would be detrimental to the overall character of the area or that would result in the further sub-division of plots or the loss of, or adverse effect on, visually significant trees.

Your officers consider that the proposed development for a 9 unit apartment building and two town houses would harm the special character of the area, as set out in the main agenda report. Therefore, it would also be contrary to NLP policy H7 and should be a listed policy in reasons for refusal 1 and 2 of the recommendation.

**The RECOMMENDATION is therefore amended as follows;**

- 1. The proposed development, by virtue of its poor quality design, layout, form and appearance, would harm the character and appearance of the Watlands Park Conservation Area, thereby affecting its significance, and would fail to take the opportunities available for improving the character and quality of the site and visual amenity of the area. Such less than substantial harm from the proposed development would not be outweighed by any public benefits. The proposed development is therefore contrary to saved policies H7, B9, B10, B13 and B14 of the Newcastle-under-Lyme Local Plan 2011, policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) and the requirements and policies of the National Planning Policy Framework 2019.**
- 2. The proposed development and disposition of buildings is likely to result in the unacceptable impact to, and potential loss, of visually significant trees within the site that would be harmful to the Watlands Park Conservation Area and is therefore contrary to saved policies H7, N12 and B11 of the Newcastle-under-Lyme Local Plan 2011 policies CSP1 and CSP2 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026, the guidance set out in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) and the requirements and policies of the National Planning Policy Framework 2019.**
- 3. The application fails to demonstrate that suitable noise mitigation measures can be secured to ensure that appropriate living conditions can be achieved for the occupants of the development in accordance with the National Planning Policy Framework 2019, in particular paragraphs 127 and 170, which would not**

result in harm to the character and appearance of the Watlands Park Conservation Area.

4. Without an appropriate secured financial contribution relating to public open space the additional demands upon open space arising from the additional dwellinghouses 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 Policies C4 and 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 2019.