

The application is for partial demolition and reconstruction of an existing building to accommodate new waste transfer working practices and the construction of a new street sweeping bay.

The site lies within the Urban Area of Newcastle as specified on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expires on 6<sup>th</sup> January 2020 but an extension of time to 10<sup>th</sup> January has been agreed.**

#### **RECOMMENDATION**

**PERMIT subject to conditions relating to:**

- 1. Time Limit**
- 2. Approved plans**
- 3. Materials to match existing**

#### **Reason for Recommendation**

The proposal raises no issues of impact on the overall appearance of the site, residential amenity or highway safety.

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

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

#### **Key Issues**

The application is for the demolition and reconstruction of part of an existing building at the Borough Council Depot to accommodate new waste transfer working practices, and the construction of a new street sweeping bay.

The site lies within the Urban Area of Newcastle as specified on the Local Development Framework Proposals Map.

The Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026 includes policies for the provision of new waste management facilities but given that this proposal is required simply to accommodate larger vehicles, it is not considered necessary to assess the proposal against such policies. The proposal would not result in an increase in vehicular movements and as such it would not give rise to any concerns regarding highway safety. There would be no impact on residential amenity and therefore the sole issue for consideration is the impact of the proposal on the character and appearance of the area.

The ridge height of a 23m long section of the building would be increased by 0.6m to allow for taller openings to provide access to 3 recycling bays. A new street sweeping bay is proposed to the south of the site. It would measure 9.8m x 8.7m in plan with a mono-pitched roof with a maximum height of 6.7m. The materials would match the existing.

The new street sweeping bay and the increased ridge height of the building would have a very limited impact on the overall appearance of the site when viewed from public vantage points and therefore it is not considered that there would be any adverse impact on the character and appearance of the area.

## **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 ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality

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

Policy T16: Development – General parking requirements  
Policy T18: Development servicing requirements

[Staffordshire and Stoke-on-Trent Waste Local Plan 2010-2026 \(adopted 2013\)](#)

Policy 3.1 General requirements for new and enhanced facilities

### **Other material considerations include:**

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (PPG) (2018)

[Supplementary Planning Documents/Guidance](#)

[Waste Management and Recycling Planning Practice Guidance Note](#) (January 2011)

[Relevant Planning History](#)

15/00615/DEEM3	Proposed materials recycling facility	Approved
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[Views of Consultees](#)

The **Lead Local Flood Authority** has no objection.

The **Environment Agency** has no objections subject to a condition regarding contamination.

No comments have been received from the **Environmental Health Division** and given that the period for comment has passed, it must be assumed that they have no comments to make.

[Representations](#)

None

[Applicant/agent's submission](#)

The submitted plans are available for inspection at the Guildhall and via the following link;  
<https://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/19/00852/DEEM3>

### **Background Papers**

Planning File  
Planning Documents referred to

### **Date Report Prepared**

18<sup>th</sup> December 2019