

The application is for the change of use of existing offices to create additional temporary supported accommodation unit with emergency access for the winter period (November 2020 – March 2021) for up to 6 individuals.

The site lies within the Newcastle Town Centre Conservation Area. The Newcastle Town Centre Supplementary Planning Document identifies the site as lying within the Town Centre Historic Core and the Primary Shopping Area.

The 8 week period for the determination of this application expires on 6th December 2020.

RECOMMENDATION

Subject to no issues being raised by consultees or by interested parties that cannot be addressed through conditions, PERMIT subject to conditions relating to the following:

- 1. Time limit**
- 2. Approved plans**
- 3. Use to cease after March 2021**

Reason for Recommendation

The proposal is acceptable in principle and will preserve the character and appearance of the Conservation Area. The proposal will not result in an unacceptable impact on amenity or highway safety. Subject to conditions, the proposal represents a sustainable form of development, in accordance with the guidance and requirements of the NPPF.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning 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 use of rooms 3-6 of St George's Chamber, currently vacant offices, as an additional temporary supported accommodation unit with emergency access. The use is for a temporary period over winter between November 2020 and March 2021. Up to six people would be accommodated during that period in severe weather conditions

The site is located within Newcastle Town Centre Conservation Area where local and national policies, as set out in the Appendix to this report, seek to preserve or enhance the character and appearance of the area. In addition it is within the Town Centre Historic Core, as identified in the Newcastle Town Centre Supplementary Planning Document (SPD). The SPD indicates that within such areas there must be attention not only to physical development but the effect any proposed activities will have on the character of the area.

No external alterations are proposed and the use proposed will be low key and the activities associated with it will not affect the character of the Conservation Area. As such the character and appearance of the area would be preserved and would accord with relevant heritage policies.

The proposed temporary use will not result in any amenity or highway safety concerns.

The proposal therefore represents a sustainable form of development, in accordance with the guidance and requirements of the NPPF.

The application is required for a temporary period and a condition which restricts the use until March 2021 is necessary and justified.

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 ASP4: Newcastle Town Centre Area Spatial Policy
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP2: Historic Environment

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

Policy T17: Parking in Town and District Centres
Policy B9: Prevention of Harm to Conservation Areas
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area

Other Material Considerations include:

[National Planning Policy Framework \(2019\)](#)
[Planning Practice Guidance \(PPG\) \(March 2014\)](#)

[Supplementary Planning Guidance/Documents](#)

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

[Relevant Planning History](#)

None

[Views of Consultees](#)

The views of the **Environmental Health Division**, the **Highway Authority** and the **Crime Prevention Design Advisor** have been sought by the 11th November. Any comments received will be reported

[Representations](#)

None received to date. Publicity period ends 13th November.

[Applicant's/Agent's submission](#)

The application is supported by a Heritage Impact Assessment.

All of the application documents can be viewed on the Council's website using the following link:

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/20/00851/DEEM3>

[Background papers](#)

Planning files referred to
Planning Documents referred to

[Date report prepared](#)

29th October 2020