

The application seeks a variation of condition 2 of planning permission 20/00309/FUL to substitute approved plans with revised plans for the appearance of the building.

The planning permission was granted in July for a proposed new industrial building and new cement silos

The application site is located within the Rowhurst Industrial Estate in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

The proposed building would have a floor area of 2,312 square metres.

The 13 week period for the determination of this application expires on the 25th December 2020.

RECOMMENDATIONS

PERMIT the variation of Condition 2 of 20/00309/FUL to substitute approved plans with revised plans to show changes to the appearance of the proposed building,

and subject to the imposition of all other conditions attached to planning permission 20/00309/FUL that remain relevant at this time, amended as necessary.

Reason for Recommendation

The revised design and appearance of the proposed building is acceptable. Subject to conditions the proposed development is still considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

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

Officers requested further information to be submitted and which has been submitted for consideration and approval. The development is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks a variation of condition 2 of planning permission 20/00309/FUL to substitute approved plans with revised plans for the appearance of the building.

The planning permission was granted in July for a proposed new industrial building and new cement silos.

The application site is located within the Rowhurst Industrial Estate in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

The effect of a grant of permission upon an application to vary a condition is to create a new planning permission. Accordingly, unless there have been other material changes, such a permission should also make reference to the other conditions of the original planning permission where they remain relevant.

The proposed changes will result in the appearance of the building being changed but the footprint will be the same as the previously approved scheme.

The changes are proposed to accommodate offices, changing room, canteen and toilets. These are ancillary uses to the main industrial use of the proposed building.

The changes would result in a revised roof design and new windows in the front and side elevation of the proposed building.

The revised roof design would result in a single apex and the ridge line would be lower than the previously approved scheme.

The introduction of windows in the front and side elevations would help to break up the solid appearance of the proposed large building, which is still proposed to be finished with metal cladding in a goosewing grey colour.

The proposed changes to the front elevation would help the proposed building to sit comfortably against the adjacent building and it is considered that the changes represent a design improvement.

The proposals continue to comply with the guidance and requirements of the NPPF and the principles of Policy CSP1 of the CSS.

The conditions of the original permission will still apply but they will be worded to reflect the current status following the approval of information since the original decision.

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 SP2: Spatial Principles of Economic Development
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change

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

Policy E9: Renewal of Planning Permissions for Employment Development
Policy T16: Development – General Parking Requirements

Other Material Considerations include:

National Planning Policy

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

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

Supplementary Planning Guidance/Documents

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

Relevant Planning History

05/00999/FUL	Gantry crane	Permitted
07/00949/FUL	Proposed steel storage building	Permitted
11/00372/FUL	Proposed office building	Permitted
11/00561/FUL	Erection of palisade fence	Permitted
12/00765/FUL	Proposed manufacturing building	Permitted
13/00157/FUL	Proposed external storage area with mobile gantry crane and new vehicular entrance	Permitted
14/00140/FUL	Change of use of existing building, completion of cladding and extension to vehicular access	Permitted
16/00300/FUL	Extensions to building	Permitted
17/00688/FUL	Storage building in relation to the manufacture of large bespoke architectural panels	Permitted
17/00724/FUL	Cement silos	Permitted
18/00505/FUL	Erection of a Class B2 Manufacturing Building	Permitted
19/00426/FUL	Proposed enclosure to existing crane gantry	Permitted
19/00621/FUL	Extension to factory 1	Permitted

20/00309/FUL Proposed new building adjacent to Factory 2, proposed new cement silos
Permitted

20/00354/FUL Proposed new crane area, storage areas, trailer parking area and boundary wall
Permitted

Views of Consultees

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

Comments were also invited from the **Greater Chesterton Locality Area Partnership** and in the absence of any comments from them by the due date it must be assumed that they have no observations to make upon the application.

Representations

None received.

Applicant's/Agent's submission

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/20/00812/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

20th November 2020