

**APPEAL BY MR M WINKS OF STAFFORDSHIRE COUNTY COUNCIL AGAINST THE  
DECISION OF THE COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION FOR THE  
DEMOLITION OF ALL EXISTING BUILDINGS AND THE ERECTION OF CIRCA 55  
DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND OPEN  
SPACE AT THE FORMER SEABRIDGE COMMUNITY CENTRE, ROE LANE,  
NEWCASTLE-UNDER-LYME**

<b><u>Application Number</u></b>	<b>19/00515/OUT</b>
<b><u>LPA's Decision</u></b>	<b>Refused by Planning Committee contrary to Officer's recommendation on 25<sup>th</sup> September 2019</b>
<b><u>Appeal Decision</u></b>	<b>Allowed</b>
<b><u>Date of Decision</u></b>	<b>17<sup>th</sup> November 2020</b>

**Appeal Decision**

The Inspector identified the main issues to be the effect of the proposal on the character and appearance of the area and whether the proposal would provide safe and satisfactory access.

The Inspector considered that whilst the character of the development would be different to that of adjacent housing on Ash Way, this need not be harmful, and would not be uncommon or unexpected in an area such as this, which has been developed over different times and includes housing of various ages and styles. The Inspector was satisfied that a suitable scheme could be agreed at reserved matters stage which would be acceptable in its effect on the character and appearance of the area, including the effect on the appearance of Seabridge Park.

The Inspector considered that Ash Way would be capable of serving the level of development proposed and he noted that no objections have been raised by the Council's highways officer. Whilst there may be variation during the day, the overall level of trips associated with the proposed development would be lower than that which could occur through the previous use of the site as a Community Education centre. The Inspector found no reason to suppose that the proposal would cause parking problems either within the site or on surrounding streets. He concluded that the proposal would be capable of providing safe and satisfactory access, as required by Framework paragraph 108. The proposal would not have an unacceptable impact on highway safety, and having regard to Framework paragraph 109, there is no reason to refuse the proposal on highways grounds.

The planning decision setting out the reasons for refusal and the appeal decision in full can be viewed via the following link;

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00515/OUT>

**Recommendation**

That the appeal decision be noted.