

This is a consultation by the County Council as the Waste Planning Authority on a planning application that they will determine for the construction of a waste and metals recycling facility, involving the erection of a mixed recycling and sorting building with engineering and repair workshop, ancillary office and welfare blocks, metal processing, vehicle and skip storage areas, earthworks, perimeter landscaping and acoustic barriers. The application is supported by an Environmental Statement prepared under the Environmental Impact Assessment Regulations. 100,000 tonnes per annum of non hazardous metals and mixed waste for recycling would be imported into the site. The waste would include metals, cardboard, polythene, brick, soil, wood and green waste, builders bags, paper, tyres, fines, plaster board, filters, farm plastic, hard plastic and glass. Access to the site would be provided from Holditch Road, which in turn connects to London Road and then to the A34 – part of the Strategic Highway Network. It is anticipated by the applicants that 22 additional jobs would be created by the proposal with existing businesses from three sites in Keele Road, Turner Crescent and Parkhouse East being relocated to this site. The operational hours indicated are Monday -Friday 7am-6pm and Saturday 7am-1pm.

The application site is currently vacant. The site was formerly part of Chesterton Gas Works which was demolished in the 1990s. It is indicated that the adjoining land which incorporates a former Vodafone call-centre building, a building and land occupied by National Grid, and a vacant workshop building would also be purchased by the applicants should this development proceed.

The site is within the Newcastle and Kildsgrove Urban Neighbourhood as identified on the Local Development Framework Proposals Map, and is the subject of saved Policy E4 of the Newcastle-under-Lyme Local Plan.

RECOMMENDATION

That the County Council be informed that the Borough Council has no objections to the proposal in principle, but it wishes the County Council:

- (i) To satisfy itself that the submitted information demonstrates that the proposal would not have an adverse impact upon the surrounding area particularly in terms of visual amenity and residential amenity. Sectional information should be provided to assist and conditions in relation to the following should therefore be considered should permission be granted :-**
 - Contaminated land
 - Noise and vibration
 - Odour
 - Pest, bird and insect control
 - External lighting
 - Landscaping
- (ii) To satisfy itself that the proposal is undertaken in a manner that would not inhibit future employment use on the retained land making up the remainder of Policy area E4 taking into account its size and importance, and**
- (iii) If it considers the closure of the applicant's all or any of 3 existing waste recycling operations and the extinguishment of the current lawful use of those sites to be a material consideration relevant to the determination of the application, that such matters be secured by planning obligations, and similarly that an appropriate contribution towards the Newcastle (urban) Transport and Development Strategy is also obtained.**

Reason for Recommendation

Although the application is not for traditional employment uses in the strictest sense (Class B uses), it would provide employment opportunities and would be in principle an appropriate use of land allocated for employment development in the Local Plan. The County Council will have to decide whether the information submitted with the application is sufficient, and appropriate conditions should be imposed to protect residential amenity and visual amenity in particular.

Policies and Proposals in the Approved Development Plan Relevant to This Matter: -

West Midlands Regional Spatial Strategy (WMRSS) 2008

Policy QE1: Conserving and Enhancing the Environment
Policy QE3: Restoring degraded areas and managing and creating high quality new environments
Policy QE3: Creating a High Quality Built Environment for all
Policy PA5: Employment Areas in Need of Modernisation and Renewal
Policy PA6: Portfolio of Employment Land
Policy WD1: Targets for Waste Management in the Region
Policy WD2: The need for Waste Management Facilities – by Sub-region
Policy WD3: Criteria for the Location of Waste Management Facilities

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011 (SSSP)

Policy D1: Sustainable Development
Policy D2: The Design and Environmental Quality of Development
Policy T1A: Sustainable Location
Policy E7: Existing industries
Policy E8: Loss of Employment Land and Buildings
Policy T13: Local Roads
Policy T18A: Transport and Development

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026 (CSS)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy E4: London Road, Chesterton
Policy E11: Development of Employment Land for Other Uses
Policy T16: Development – General Parking Requirements
Policy T18: Development – Servicing Requirements
Policy N2: Development and Nature Conservation – Site Surveys
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species

Staffordshire and Stoke-on-Trent Waste Local Plan (WLP)

Policy 3: General Protection
Policy 12: Criteria for the location of Waste Treatment Facilities
Policy 14: Waste Treatment Facilities within buildings and open air

Other Material Considerations include:

National Planning Policy

National Planning Policy Framework (2012) (NPPF)

Circular 11/95 - The use of conditions in planning permissions

Staffordshire and Stoke on Trent Waste Core Strategy 2010 – 2026 – as submitted to the Secretary of State January 2012 – particularly the following Planning policies :-

Policy 1 Waste as a resource

- 1.1 General Principles

Policy 2 Targets and Broad locations for waste management facilities

- 2.2 Targets for new waste management facilities required by 2026 to manage municipal, commercial and industrial, and construction, demolition & excavation waste streams
- 2.3 Broad locations

Policy 3 Criteria for the location of new and enhanced waste management facilities

- 3.1 General requirements for new and enhanced facilities

Policy 4 Sustainable design and protection and improvement of environmental quality

- 4.1 Sustainable design
- 4.2 Protection of Environmental Quality

Other Material Considerations include:-

The Secretary of State's Announcement of His Intention to Abolish RSS

The Secretary of State has made it clear that it is the Government's intention to revoke RSSs and the Localism Act 2011, which includes powers to give effect to that intention, received Royal Assent on 15 November 2011. However, pending the making of a revocation order in accordance with the new Act, the RSS remains part of the statutory development plan. Nevertheless, the intention to revoke the RSS and the enactment are material considerations.

Newcastle-under-Lyme and Stoke-on-Trent Employment Land Review (July 2011)

Relevant Planning History

None relevant to this application

Views of Consultees

It is the responsibility of the County Council to carry out consultations on this application. One of those consultations has been with the Borough Council's **Environmental Protection Division**. Currently they have not provided any comments on the application however if this is done by the date of the Planning Committee meeting their comments will be reported.

Response to Publicity Concerning the Application

It is the responsibility of the County Council to publicise this planning application, and any resultant representations are sent to them. It is understood that the period for public comment on the application finishes on 12 June.

Applicants' Submission

As well the Design and Access Statement, the following documents were also submitted:-

- Planning Statement
- Statement of Council and Community Consultation
- Environmental Statement, with chapters on - the site and its surroundings, background to the project, description of the development, legislation and policy context, approach to the Environmental Impact Assessment, consultation, traffic impacts, ecology, archaeology, noise, air quality, landscape & visual

effects, hydrology and water quality, ground conditions, wastes management, sustainability, cumulative impacts, and summary and Environmental management and monitoring

- Non-technical Summary of the Environmental Statement

These documents are available to view on the Staffordshire County Council Planning web page www.staffordshire.gov.uk/planning. Either access them via 'applications making the headlines' or go to the application register, enter the County Council reference number N.12/03/2018 W and click on the 'documents' tab.

Key Issues

The planning application to be determined by the County Council is for a site of some 6.6 hectares to be used for the construction of a waste and metals recycling facility involving the erection of a mixed recycling and sorting building with engineering and repair workshop, ancillary office and welfare blocks, metal processing, vehicle and skip storage areas, earthworks, perimeter landscaping and acoustic barriers.

The Borough Council is being asked for its views on this proposal – the County Council being the Waste Planning Authority and determining body for such an application. The Borough Council's Planning Committee, at least with respect to "major developments", has the authority to decide what comments are to be put to the County Council with respect to planning applications being considered by the County.

The planning application and the application documents provide a thorough description and analysis of the proposal in relation to numerous aspects. The general layout of the site is as follows :-

- A large building with an L shaped footprint is proposed on the part of the site adjoining the Loomer Road Education Authority's playing fields and the units served by Turner Crescent. This building would measure 12.5m to eaves with a shallow pitched roof and a ridge of 15.5m
- Large open areas within the southern part of the site created by excavation into the existing embankment. These will be for the processing and dismantling element of the business.
- Welfare and office blocks located centrally within the site
- Skip storage and re-sale vehicle storage areas located within the northern wedge of the site adjacent to Meadow Street and Broad Meadow Court
- The site would be surrounded by a mixture of boundary treatments. The existing embankment would be utilised on the southern part of the site whilst along the northern boundaries a mixture of solid timber acoustic fencing and earth bunds would be utilised with a maximum height of 4m.
- Site access would be from Holditch Road, with the current access to Meadow Street being for emergency vehicular and pedestrian access only.
- Additional landscaping would be provided on the remaining sections of the embankment and further tree screening would be provided on other boundaries of the site.

A layout plan and a landscape layout plan have been submitted.

In deciding what representations to make the first consideration for this Council is normally whether the proposal has an impact upon any particular interests of the Borough Council (such as land in its ownership). The Borough Council owns some small parcels of land in the vicinity of this development however it would not be affected as a consequence of this proposal.

Beyond that interest members might usually wish to consider whether any aspect of the development has a particular bearing upon the amenity of residents of the Borough, and to comment upon whether the proposal appears to conflict with any policies within that part of the development plan or emerging local development framework for which the Borough Council is the responsible Planning Authority, and upon whether the proposal has any bearing upon the strategic aims of the Council – of creating a Borough of opportunity; a cleaner, safer and greener Borough; and a healthy and active community.

The Borough Council's role is simply that of a consultee – it is not the decision maker.

NLP Policy E4, dating from 2005, relates specifically to this site and the adjoining Vodaphonet/National Grid land referred to above and states that :-

“The redevelopment of this site (as shown on the Proposals Map) for Class B uses will be permitted so long as the following requirements are met:-

- (i) The satisfactory treatment of any adverse ground conditions, including contamination.
- (ii) The use of Holditch Road as the principal access to the site and also the provision of vehicle access to the two firms in Turner Crescent that adjoin the site in the event that the site is developed for more than a single main user and the existing subsidiary use.
- (iii) Building design, construction materials, the disposition of buildings and service yards, outdoor lighting and landscaped screening should be treated carefully to protect the amenity of nearby residents.
- (iv) An archaeological assessment of the site must be carried out and its findings reported to the Council.
- (v) The potential for access to the site by non-car modes should be fully assessed and exploited.

The proposed use is not what is termed a Class B use – in that it is a *sui generis* use or use of ‘its own kind’. Accordingly it gains no particular support from Policy E4, and indeed could be considered to not accord with it, although other material considerations would need to be taken into account in any planning decision. Policies within both the NLP and the SSSP address the issue of the loss of employment land to non Class B uses, with a presumption against such loss where it affects good quality business and general industrial land and would limit the range and quality of employment sites and premises available. Criteria for determining what constitutes good quality employment land include accessibility to and from the primary road network, size, topography and configuration, ground conditions, and its location and relationship to adjoining uses. The E4 site is close to the Strategic Highway Network, the area covered by E4 as a whole is some 9.4 hectares in total so it is not an insignificant area, but given its surroundings and lack of road frontage it would not be considered a “prime” employment site. The July 2011 Employment Land Review indicated there is a growing shortage of most types of employment land. The proposal however is still one bringing jobs. Whilst it does represent a relatively low employment density, even if the applicant’s prediction of 100 jobs in the long term comes to pass, it has to be recognised that within the portfolio of employment uses there will be a considerable range of employment densities achieved. In employment terms it would meet the overarching aims of both national and local guidance.

The criteria in Policy E4 are in the main ones which the Waste Planning Authority would always consider in relation to this type of proposal, but four of them have a site specific aspect – firstly that concerning the provision of vehicular access to Turner Crescent, secondly the protection of the amenity of nearby residents, thirdly the issue of archaeological assessment of the site, and finally the exploitation of the potential for access to the site by non-car modes.

With respect to the requirement that an access be provided through to Turner Crescent this applies only if the site (i.e. that covered by E4 as a whole) is developed for more than one single main user and the then existing subsidiary use (which would appear to be a reference to the National Grid use). In that the waste and metals recycling use does not take up all of the E4 site, the access requirement applies. Vehicular access is provided in the proposal from Holditch Road in accordance with the policy. However the applicants are opposed to providing, through their site, access to either the two sites not in their ownership that are currently served by Turner Crescent, or to the site on Turner Crescent which falls within their ownership at present (that occupied by Tidysite Services). It is understood that this policy requirement was introduced at a time when particular uses based on Turner Crescent were causing issues on Loomer Road – a road which has housing on one side but which also provides access to not only quite extensive housing areas but also to a number of employment units in addition to those on Turner Crescent, the Loomer Road Stadium and part of the Apedale Country Park. Whilst the idea has merit at one level it is clearly incompatible (for both security and safety reasons) with this proposal even before the land take involved is considered. However there is an opportunity available to the County Council to extinguish, via the obtaining of an appropriate planning obligation, the lawful use of the applicant’s Tidysite Services premises on Turner Crescent – if they considered that appropriate..

That the proposal makes no use, other than for emergency or pedestrian purposes of the access that leads onto Meadow Street and in turn onto London Road, should mean that no heavy goods vehicles associated with this use will use the section of London Road upon which there are residential properties and Chesterton Primary School. Certain roads within the centre of Chesterton are the subject to a 7.5 tonne weight restriction with access only permitted which should provide further reassurance. If Members still have concerns about heavy goods vehicle traffic routes to this site it may be possible for the County Council to specify routes that lead directly to the A34 – by means of a planning condition or failing that by planning obligation, and this could be requested of them.

The second site specific requirement within NLP E4 concerns the protection of the amenity of nearby residents – E4 recognising that there are residential properties in the vicinity of the site. A plan will be exhibited at the meeting indicating where these properties are. There are a number of potential impacts which a use of this nature might lead to, but it would also appear that the layout of the development has been designed to address these possible impacts, and consideration has also to be given to the potential use of conditions. The County Council will be receiving expert technical advice on whether such potential impacts have been or can be appropriately addressed – by for example the inclusion within a building of certain activities, or by the application of conditions. This issue is discussed further below.

The third site specific requirement within NLP E4 is that of an archaeological assessment, given other finds within the Chesterton area. The Environmental Statement expressly addresses – through a desk top study - the likelihood or otherwise of archaeological remains being found on this site (which has it is understood already undergone significant “reclamation” works following the cessation of its use as a gas works site) and the Waste Planning Authority will have the benefit of guidance from the County Archaeologist.

As far as the exploitation of the potential for access to the site by non-car modes is concerned, whilst the benefits of this would be greater with an employment development of a higher density, how this could be done is a matter for the Planning Authority who will consult with the Highway Authority, who may seek a contribution towards the Newcastle (urban) Transport and Development Strategy – if they are satisfied that the new use will generate additional trips onto the network (compared with the previous use). The site lies close to routes used by buses (such as London Road and the A34) and provided measures, designed to prevent use of Meadow Street/Barker Street by vehicular traffic, allow for pedestrian and cycle use of this access point by employees, the potential of the site in this respect will have been exploited.

In terms of the more recently adopted Core Spatial Strategy although this document naturally makes no explicit reference to this site, it does refer to the bringing forward of employment land for development.

Noting that almost all of the sites on the former Holditch Colliery site to the south of the site have now been developed, your Officer's view is that notwithstanding E4 and policies on the use of employment land by non Class B uses, the key consideration the County Council should satisfy itself on is that the establishment of this particular use will not prejudice the redevelopment for employment purposes of the remainder of E4. Whilst it is known that at least part of the site was used for car parking purposes by the users of Holditch House, that use – a call centre – had particularly high car parking requirements (both because of the employment density within it and the system of shifts), so the remaining land should still be able to support a modest redevelopment if that becomes desirable (Holditch House having remained vacant for several years now). The applicants have stated that no definitive decision has been made on the specific future use of the retained site however they indicate that, in their opinion, it is sufficiently far from the processing areas of the waste recycling operation for the operation to not adversely affect it. It would be appropriate for example to ask the County Council to satisfy itself that the access from the site onto Holditch Road has appropriate remaining capacity to support employment development on the remainder of E4 and that the proposed internal road layout similarly will not materially constrain options for any redevelopment of the adjoining “retained” land.

The County Council will have to consider the proposal in the context of the provisions of the development plan and any other material considerations. Other than the site specific policy cited above the most important development plan policies are those to be found within the Waste Local Plan (WLP), and in terms of other material considerations the provisions of the Waste Core Strategy (WCS) are likely now to be a significant consideration (having been submitted to the Secretary of State earlier this year). Both the Waste Local Plan and the Waste Core Strategy are available to view on the Staffordshire County Council Planning web page www.staffordshire.gov.uk/planning under the Planning Policy section.

WLP Policy 3 indicates for example that planning permission for the development of waste management facilities will not be granted where the proposed development would cause materially harmful impacts, except where the material planning benefits outweigh the material planning objections. A list of elements that will be considered is then given – including people and local communities, and the highway network. WCS Policy 4.2 follows the same approach.

WLP Policy 14 indicates that proposals for waste treatment facilities will not be permitted if the proposed development is to be carried out in the open air except where the proposals would not give rise to any unacceptable adverse impacts due to the location, nature or scale of the proposed location and either part or

all of the proposed development is required by statutes or regulations to be carried out in the open air or due to the nature of the development, part or all of the proposed operations can reasonably be carried out in the open. Similarly WCS Policy 3.1 indicates that proposals should be fully contained within well designed purpose built or appropriately modified existed buildings or structures appropriate to the technology or process and that where this is not practicable or environmentally acceptable, the applicant must clearly indicate that any environmental impacts can be effectively mitigated by alternative means. Other relevant policies within the WCS are indicated above in the “Other Material Considerations” section of this report.

In this case it is noted that most, but not all of the waste handling or treatment activity is contained within buildings. That which is not is the metal processing element but that activity has been located so as to take advantage both of the embankment to the south, the screening of receptors by the proposed building and a series of boundary acoustic barriers. Limited long distance sectional information is provided and this is something that the County should be encouraged to request before they determine the application. Subject to that it does appear to your officer that mitigation and careful planning of the site have been carefully considered to ensure no material adverse impacts ensue as a result of the proposal.

When the Planning Committee considered at its meeting on 8 May proposals with respect to Howle Close (SCC reference N.11/17/2014 W NulBC reference 12/00082/CPO) it resolved that the Borough Council should object to that proposal on the basis that that proposal results in an overintensification of this type of development in the area, and that planning permission for this and any other development of this nature should not be granted until a holistic survey (or Masterplan) of this type of development has taken place. It is assumed that by referring to “other developments of this nature” the Committee were referring to the proposal here being considered.

It may be helpful for Members to note the following:

There are significant differences between the proposal considered on 8 May and that here being considered – in terms of location, scale, the nature of the activities that are proposed, the supporting information with the applications, and the extent to which buildings, enclosures and screening are provided, etc. Each application should be treated on its own individual merits.

That with respect to the claim that proposals are an “overintensification” (in the context of other existing uses around the residential areas of Chesterton) it is understood that Members were referring to the impact of proposed development principally on residential amenity within Chesterton, in the context of other industrial uses and other waste management facilities. The Waste Planning Authority to give weight to such concerns in the context of a planning application would have to be convinced as to the specific and substantive nature of the concerns. As a ground of objection to a planning application, “overintensification” unless supported with much more specific evidence is unlikely to carry much weight. There is every indication, based upon the policy context, that the County Council will address the issue of residential amenity in its consideration of this application (and that the applicant has provided the required information and surveys to enable such a consideration).

A number of policies within the Waste Core Strategy expressly also require consideration to be given to what are termed cumulative impacts. Cumulative impacts are usually defined as impacts that result from changes caused by a proposed development together with other past, present or future developments and those interactions between impacts on receptors due to a proposed development.

For example WCS Policy 1.1 setting out general principles indicates that planning permission for the development of new sustainable waste management facilities will be granted where an applicant can demonstrate that the proposal accords with certain principles including that unacceptable adverse impacts, including cumulative effects, should be avoided and adverse impacts minimised and mitigated as part of proposals. It is indicated (paragraph 5.7) that in determining the implications of waste management development for human health and the environment, relevant considerations will include those of the cumulative effect of previous waste disposal activities on the wellbeing of the local community including any significant adverse impacts on environmental quality, social cohesion and inclusion, or economic potential.

WCS Policy 3.1 indicates inter alia that proposals for new and the expansion of existing waste facilities should be compatible with nearby uses, and appropriate in scale and character to their surroundings giving careful consideration to any cumulative effects that may arise. The impacts that the proposed development could potentially have on the site and the surrounding area, as well as the cumulative impacts of the proposed

development and that of other developments in the vicinity, have been assessed and reported in each of the technical chapters within the Environmental Statement.

The cumulative impact assessment takes into account not only developments in the planning pipeline, but also allocations within Core Strategy and those sites which were put forward by landowners and operators in a consultation undertaken by the County in 2008. Some 8 sites were proposed within the Newcastle area, with the applicants' own sites at Turner Crescent and Parkhouse Industrial Estate being two of these. Subsequent to this exercise the County commissioned a firm of consultants to undertake an appraisal which considered the sites put forward, others selected on the basis of other criteria, and existing allocations for employment site within Local Plans or emerging Local Development Framework. After shortlisting, the land area and number of sites considered to have potential far exceeded the number of facilities and land areas likely be required to meet the waste management capacity gap (in terms of having sufficient waste management facilities and capacity by 2026 to manage an equivalent tonnage of waste to that produced within Staffordshire and Stoke on Trent – the so called equivalent/net self-sufficiency principle).

The conclusion reached by the County Council was that it should be possible to meet the shortfall through the usual planning application process without the need to allocate sites in a Site Allocations Development Plan Document, and they are not progressing with a Waste Management Site Allocations DPD for that reason.

National policy requires a positive policy framework to identify sites and broad areas suitable for new and enhanced waste management facilities. Waste Planning Authorities are also required to provide sufficient opportunities for new waste management facilities that are realistically deliverable and that would meet a realistic assessment of the waste management needs for their area. This and other requirements are addressed by the Waste Core Strategy. So that the area can manage at least an equivalent amount of waste to that which is produced in Staffordshire and Stoke on Trent, policy within the WCS sets targets for waste management facilities for the various waste streams and indicates favoured broad locations when consideration site allocations that may be needed and subsequent planning applications for new and enhanced waste management facilities. The Waste Core Strategy delivers a series of criteria based policies against which proposals can be considered. Although it does not expressly allocate land for this type of activity, it sets out a clear basis against which proposals are to be judged.

Policy 2.2 indicates that to meet certain landfill diversion targets and achieve "equivalent/net self sufficiency" new waste management facilities/capacity will be required across Staffordshire and Stoke on Trent in accordance with certain targets provides targets for new waste management facilities required by 2026 to manage various waste streams. The "target" figure for waste treatment of construction, demolition and excavation waste – is some 2 - 4 facilities in or close to large areas of development/construction.

Policy 2.3 refers the broad locations where waste management proposals will be acceptable. It is indicated that in order to minimize the impact of waste infrastructure, and provide a network of sustainable waste management facilities which enable the movement of waste to be minimised, ensure that waste is being dealt with as close as possible to where it arises, and reduce the need to transport waste great distances, preference will be given to such developments on general industrial land (including urban and rural general industrial estates (alongside B2 and B8 uses)), previously developed land and existing waste management sites, within or close to the hierarchy of urban areas. This indicates that within or close to Newcastle (and the remainder of the North Staffordshire conurbation) proposals of a local or sub-regional scale will be supported; that proposals for the storage, treatment and recycling of soils, construction and demolition waste and comparable industrial wastes will be similarly supported in that area, where they can demonstrate the availability of a reliable supply of waste material and have a good access to the market for the resultant recycled product. Proposals of a regional and national scale have a series of (locational) criteria to meet.

The proposal by the Borough Council to proceed with the preparation of a Site Allocations & Policies Development Plan Document provides an opportunity to plan future development in the Chesterton area but particularly as this site is already allocated for employment development within the Borough Council's own Local Plan, and there are broad locational and criteria based policies within the emerging Waste Core Strategy against which this proposal can be judged, there is no substantive case for delaying determination of the application on the basis of its prematurity, or the absence of a "Masterplan" for this type of development.

It is hoped that the above gives Members a clearer idea of the policy context within which this application will be considered by the County Council and enable Members, if they do not accept the recommendation given

with respect to this consultation, to make a submission which the County Council may be able to give more weight to.

Although the application makes no reference to it, some Members may consider that the benefits of assisting the removal of Hamptons from their existing sites in Chesterton, Parkhouse and Keele Road is a material consideration to be taken into account, given issues associated with these sites (which the new site provides an opportunity to address). Your Officer is doubtful as to whether any such benefits would be a proper material consideration and Members are advised to consider the proposal on its own individual merits. It is accepted that the County Council could, provided they were satisfied that such an obligation met the statutory test for planning obligations, ask the applicants to enter into an obligation that in effect would extinguish the existing lawful uses of these sites.

Background Papers

Planning file

Planning Documents referred to

Date Report Prepared

14 May 2012