

LAND TO NORTH OF SHELTON BOULEVARD, THE SOUTH OF NEWPORT LANE AND IN BETWEEN FESTIVAL WAY AND THE A500 (QUEENSWAY), AND LAND AT GRANGE LANE, WOLSTANTON

CITY OF STOKE-ON-TRENT COUNCIL

20/00630/FUL

The application seeks to vary condition 2 of planning permission 17/00834/FUL for a link road, known as the Etruria Valley Link Road, between Shelton Boulevard, Festival Park across the Fowlea Brook and the West Coast Main Line railway connecting to the Wolstanton/A500 roundabout junction. It is a cross-border development involving works within the City and the Borough and each Authority is the Local Planning Authority (decision maker) for the extent of the overall development that falls within its administrative area.

Condition 2 lists the plans approved under planning permission 17/00834/FUL and this application seeks to substitute approved plans with revised plans (although no revisions are proposed within Newcastle).

The City Council, as a Local Planning Authority, have received an identical application relating to the part of the development within their area (SOTCC reference [65564/VAR](#)). A number of amendments are proposed to the development within their area.

Part of the application site lies within Wolstanton Conservation Area and in part adjoins Wolstanton Marsh, a Green Heritage Network as defined on the Local Development Framework Proposals Map.

The 13 week period for the determination of this application expired on the 2nd November 2020. The applicant has, however, agreed to extend the determination date until 5th March 2021 and a further extension is being sought.

RECOMMENDATION

PERMIT the variation of Condition 2 of 17/00834/FUL subject to the imposition of all other conditions attached to planning permission 17/00834/FUL that remain relevant at this time, amended as necessary.

Reason for Recommendation

The development remains a strategically significant highway proposal which is in accordance with development plan and regeneration strategies for the area. It is considered that provided the scheme is undertaken in accordance with the conditions listed above, it should be permitted.

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

Additional time has been given to enable the issues identified by consultees to be addressed and an amendments to the application have been accepted. The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework.

Key Issues

The application, under section 73 of the Town and Country Planning Act 1990, seeks to vary condition 2 of planning permission 17/00834/FUL for a link road, known as the Etruria Valley Link Road, between Shelton Boulevard, Festival Park across the Fowlea Brook and the West Coast Main Line railway connecting to the Wolstanton/A500 roundabout junction. It is a cross-border development involving works within the City and the Borough and each Authority is the Local Planning Authority (decision maker) for the extent of the overall development that falls within its administrative area.

The application as initially submitted sought to substitute approved plans with revised plans which would have introduced two maintenance lay-bys on the Wolstanton East and West roundabouts (double, dumbbell, roundabouts at the Wolstanton Grange Lane/A500 junction). Such amendments have now been omitted, however, and no amendments are proposed to the part of the development falling within Newcastle.

National planning practice guidance states that where a site straddles one or more local planning authority boundaries an identical application must be submitted to each local planning authority. Whilst the guidance doesn't specifically state it applies to S73 applications it is considered, to avoid any potential challenge to the validity of the decision, it is necessary to determine this application given that amendments are proposed to aspects of the permitted development within Stoke's area requiring an application.

Given that no changes are proposed to the development, as already permitted by Newcastle Borough Council, there is no basis to refuse the current application. The comments of Highways England, who do not support the application, are noted but do not change this conclusion.

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](#)

Strategic Aim 3 To reduce the need to travel, improve accessibility and increase the opportunities for development of sustainable and innovative modes of travel to support the regeneration of the plan area by securing improvements to public transport infrastructure; and the progressive provision of park and ride and facilities to promote walking and cycling

Strategic Aim 5 To foster and diversify the employment base of all parts of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy SP3: Spatial Principles of Movement and Access
Policy ASP2: Stoke-on-Trent Inner Urban Core Area Spatial Policy
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP2: Historic Environment
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

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

Policy E9: Renewal of Planning Permissions for Employment Development
Policy E11: Development of Employment Land for Land Other Uses
Policy N12: Development and the Protection of Trees
Policy N13: Felling and Pruning of Trees
Policy N16: Protection of a Green Heritage Network
Policy N17: Landscape Character – General Considerations
Policy B9: Prevention of Harm to Conservation Areas

Other Material Considerations include:

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

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Supplementary Planning Guidance/Documents](#)

[Etruria Valley Enterprise Area Supplementary Planning Document](#) (adopted by the City Council March 2013)

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

[Other Relevant Documents](#)

[Newcastle-under-Lyme and Stoke-on-Trent Joint Employment Land Review December 2015](#)

[Relevant Planning History](#)

In 2019 a planning permission, 17/00834/FUL, was granted for the construction of a new highway link road comprising improvements to the Wolstanton roundabouts, construction of a new viaduct over Fowlea Brook and the West Coast Mainline railway, connections between Shelton Boulevard and

Newport Lane including replacement bridge over the Trent and Mersey Canal (and new bus gate to south of the bridge), new connection between Shelton Boulevard and Festival Way including new bridge over the Trent and Mersey Canal, off-site improvements (at Grange La/Church Lane, Newport La and Festival Way/Marina Way/ Ridgehouse Drive), new landscaping and associated works (Cross boundary application)

Views of Consultees

The **Highway Authority** have no objections.

Highways England indicate that they cannot support the proposed variation of condition 2 at this stage due to the ongoing Technical Review of the scheme and in the absence of any updated approved drawings.

Representations

None

Applicant's/Agent's submission

The application form, plans and supporting information are available for inspection on the website and can be accessed by following this link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00630/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

15th March 2021