

Planning permission is sought for the replacement of roof cladding to units 1-27 at Croft Road Industrial Estate.

The site is located within the Urban Area of Newcastle as defined on the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on 23rd June 2021.

RECOMMENDATION

Permit, subject to conditions relating to;

- i. Time limit condition**
- ii. Approved plans**
- iii. Materials**

Reason for Recommendations

The proposal would have no adverse impact on the appearance of the street scene or the wider area and the proposals accord with provisions of the development plan and 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 proposals involve replacement of roof cladding to units 1-27 Croft Road Industrial Estate. The re-cladding would increase the height of the roofs by approximately 190mm and would include the addition of a number of solar panels.

Paragraph 124 of the Framework states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to say at paragraph 130, that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres.

The replacement of the cladding would not result in any significant visual change to the site given that the mono-pitched roof arrangement of the units would be retained and that the proposed materials would match those currently used on the units. The visual impact of the solar panels is considered to be negligible. Therefore, it is considered that the proposal

represents a sustainable form of development, which is in accordance with the Development Plan and the guidance and requirements of the NPPF.

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 ASP5: Newcastle Town Centre Area Spatial Policy

Policy CSP1: Design Quality

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

None

Other Material Considerations include:

[National Planning Policy](#)

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

[Planning Practice Guidance](#) (2014 as updated)

[Supplementary Planning Guidance/Documents](#)

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

Relevant Planning History

N16041	Erection of workshops	Approved
N16511	Erection of workshops	Approved
N18392	Erection of 9 workshops - Phase 2	Approved

Views of Consultees

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

Representations

None.

Applicant/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/21/00439/DEEM3>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

9th June 2021