

The application seeks full planning permission for replacement roof lights and a replacement roof covering to this existing warehouse building, previously known as Blue Planet.

The application site is located on Lowlands Road and forms part of the Chatterley Valley strategic employment area, in the urban area, as designated on the Local Development Framework Proposals Map.

The 13 week period for the determination of this application expires on the 13th September 2021.

RECOMMENDATIONS

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development;**
- 2. Approved plans;**
- 3. Materials**

Reason for Recommendation

The proposed development would not harm the appearance of the building or the visual amenity of the area. Therefore, the proposed development is acceptable and complies with the guidance and requirements of the NPPF and the principles of Policy CSP1 of the CSS.

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

Pre-application planning advice was given and the proposed development is a sustainable form of development in accordance with the National Planning Policy Framework. Therefore, no amendments or additional information has been sought.

Key Issues

The application seeks full planning permission for replacement roof lights and a replacement roof covering to this existing warehouse building, previously known as Blue Planet.

The application site is located on Lowlands Road and forms part of the Chatterley Valley strategic employment area, in the urban area, as designated on the Local Development Framework Proposals Map.

The proposed works would only affect the external appearance of the building and on this basis the sole issue for consideration in the determination of the application is the impact on the design of the building and the visual amenity of the area.

The building is located within the Chatterley Valley strategic employment area and saved Policy E2 of the local plan sets out, amongst other things, that the design of development in this prominent location should be of high quality.

Paragraph 126 of the recently revised NPPF sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.

Policy CSP1 of the adopted Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) details that new development should be well designed to respect the character, identity and context of the area.

The application sets out that the proposed roof lights would replace the existing roof lights due to defaults and water egress.

The proposed roof lights would be of a similar configuration to the existing but would protrude slightly higher, approximately 190mm. A membrane roof covering would also be applied in a light grey colour. This would be in contrast to the original pale green colour which has weathered over time.

Due to the size of the building and expanse of the roof the proposed alterations would change the external appearance of the building. However, it is accepted that the proposed alterations would not harm the appearance of the building or the visual amenity of the area. Therefore, the proposed development is acceptable and complies with the guidance and requirements of the NPPF and the principles of Policy CSP1 of the CSS.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

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 E2: Chatterley Valley

Other Material Considerations include:

National Planning Policy

[National Planning Policy Framework](#) (July 2021)

[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

04/00456/OUT – Employment area comprising B1 offices and workspaces, B2 industrial units, B8 warehousing, C1 hotel including restaurant and café (A3), drinking establishments (A4) and leisure use D2, leisure facilities, open space and associated footpaths and landscaping Permitted

05/01079/FUL - Lowlands Road Site Preparation Works Planning Permission Permitted

07/00995/OUT - Employment area comprising B1 offices and workspaces, B2 industrial units, B8 warehousing, C1 hotel including restaurant and cafe (A3), drinking establishment (A4) and leisure use (D2) , leisure facilities, open space and associated footpaths and landscaping (subject to variation of conditions attached to planning permission 04/00546/OUT dated 5th February 2007) Permitted

07/01144/REM - Details of a B8 storage and distribution warehouse Permitted

Views of Consultees

In the absence of any comments from the **Environmental Health Division** 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

The application is accompanied by a Planning Statement and a Design and Access Statement, along with photomontages of the existing building and proposed works.

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/21/00600/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

30th July 2021