

LAND ADJACENT HOON AVENUE AND MILEHOUSE LANE, NEWCASTLE-UNDER-LYME
STAFFORDSHIRE COUNTY COUNCIL **20/01078/OUT**

The application seeks outline planning permission for the construction of up to 100 dwellings with associated infrastructure, children's play area, landscaping and open space. All matters except for access (appearance, landscaping, layout and scale) are reserved for subsequent approval.

The site lies within the urban area of Newcastle and is designated as open space and part of the Green Heritage Network as indicated on the Local Development Framework Proposals Map.

This application was deferred at the 6th December 2022 meeting to enable photographs and information on the planning history on the site to be provided.

The Committee subsequently revisited this application on 31st January 2023 and received a comprehensive update from officers including the information required by the Committee at the previous meeting.

After a discussion on the application the Committee resolved to (i) refuse the application on grounds of loss of open space with particular reference to the green heritage aspect and, (ii) that officers come back to committee with appropriate wording to reflect this.

Officers have considered the content of the Member discussion and resolution and recommend that the wording for the reason for refusal is as follows:

The development would result in the loss of a locally unique area of natural open space that forms part of the 'green heritage' network of the Borough. It would harm the integrity and ecological and landscape value of the green heritage network and would detrimentally impact on accessibility to open space for existing and future residents. The proposal would thereby be contrary to:

- i. Policy CSP4 (points 3 and 4) and Policy CSP5 (points 3 and 4) of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026*
- ii. Saved Policy N16 of the Newcastle-under-Lyme Local Plan 2011*
- iii. The aims and objectives of the National Planning Policy Framework 2021*

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

There are fundamental objections to the development which cannot be resolved and therefore the appropriate course of action is to refuse planning permission.