

CAR PARK, MEADOWS ROAD, KIDSGROVE
NEWCASTLE-UNDER-LYME BOROUGH COUNCIL

23/00891/DEEM3

Full planning permission is sought for the demolition of an existing commercial garage and vehicle repair shop, and the erection of community hub, a new garage and associated car parking provision. The proposal is a resubmission of application 23/00638/DEEM3 which was approved in October 2023.

The site lies within the settlement of Kidsgrove and is within the Urban Area of Newcastle as indicated on the Local Development Framework Proposals Map. The site also falls within a High Coal Mining Area. The application has been submitted by Newcastle under Lyme Borough Council.

The 13 week period for the determination of this application expires on 22nd January.

RECOMMENDATION

Permit, subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Material samples (facing brickwork to be of a red brick type)**
- 4. Solar panel type to be those specified in the submitted details**
- 5. Provision of cycle parking facilities**
- 6. Submission and approval of a Demolition and Construction Environmental Management Plan**
- 7. Details of external lighting to be submitted**
- 8. Details of any external plant/equipment to be submitted**
- 9. Works to be completed in accordance with parking details**
- 10. Soft and Hard Landscaping Plan**
- 11. Construction hours**
- 12. Contaminated Land**
- 13. Submission of revised access details**

Reason for Recommendation

The redevelopment of this site is a sustainable form of development supported by the National Planning Policy Framework. The design, scale and appearance of the proposed development is considered appropriate and the proposal would not result in any adverse impact to residential amenity or highway safety matters. Subject to appropriate conditions the proposal is considered to be an acceptable form of development.

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

The proposal is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

Full planning permission is sought for the demolition of an existing garage and vehicle repair shop and the erection of community hub and garage with first floor mezzanine, along with alterations to the existing car parking provision within the site. The site lies on the edge of Kidsgrove Town Centre and falls within the Urban Area of Borough as indicated on the Local Development Framework Proposals Map.

The proposal is a resubmission of application 23/00638/DEEM3 which was approved in October 2023. The principle of development has already been accepted under the previous permission and the revised scheme raises no new issues relating to coal mining risk, landscaping, amenity and highway safety.

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Therefore the sole issue for consideration is whether the proposed changes have any impact on the design of the development.

Paragraph 126 of the National Planning Policy 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.

Paragraph 130 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change. Paragraph 134 of the Framework states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

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 only visual difference between this current proposal and the previous permission is the removal of a small outdoor play area and its replacement with an integral bin store area and plant room. To accommodate these two new rooms, a small ground floor section of the building measuring approximately 3m x 8.9m in plan would be constructed. This small infill development would not extend beyond the existing footprint of the building and would therefore have only a negligible impact on the overall form and appearance of the building.

Subject to a condition requiring the submission of details of the proposed external materials, which as requested under the previous permission would require all facing brick work to be of a red brick type, the overall design of the proposals and their impact on the surrounding area and street scene are considered to be acceptable. The proposal is therefore in compliance with policy CSP1 of the Core Spatial Strategy, and the relevant sections of the NPPF which support good design.

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

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- 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.

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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 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
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy T16: Development – General Parking Requirements
Policy T17: Parking in Town and District Centres
Policy IM1: Provision of Essential Supporting Infrastructure and Community Facilities

Other Material Considerations include:

National Planning Policy Framework (2023)

Planning Practice Guidance (2019 as updated)

Supplementary Planning Guidance/Documents

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

Relevant Planning History

23/00638/DEEM3 - Demolition of existing garage, erection of community hub and erection of garage with first floor mezzanine, reconfiguration of existing car parking – permitted

Views of Consultees

The **Coal Authority** raise no objections to the proposal subject to conditions.

The **County Archaeologist** raises no issues with the application.

Staffordshire Police have no objection to the principle of development and have provided guidance on a number of security matters.

No representations have yet been received from **Kidsgrove Town Council**, the **Landscape Development Section**, the **Environmental Health Team**, the **Canal and River Trust** or the **Highway Authority**. Any comments received will be set out in a supplementary report to Committee.

Representations

None received.

Applicant's/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/23/00891/DEEM3>

Background papers

Planning files referred to

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Planning Documents referred to

Date report prepared

14th December 2023

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