

The application is for minor alterations to the elevations of the 'middle store' section of the Borough Council Depot.

The site lies within the Urban Area of Newcastle as specified on the Local Development Framework Proposals Map.

**The 8 week period for the determination of this application expired on 22<sup>nd</sup> January but an extension of time to 29<sup>th</sup> February has been agreed.**

#### **RECOMMENDATION**

**PERMIT subject to conditions relating to:**

- 1. Time Limit**
- 2. Approved plans**
- 3. Materials to match existing**

#### **Reason for Recommendation**

The proposal raises no issues of impact on the overall appearance of the site, residential amenity or highway safety.

#### **Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this 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 application is for minor alterations to the elevations of the 'middle store' section of the Borough Council Depot on Knutton Lane. The alterations comprise a new roller shutter door, a new double pedestrian door and the bricking up of windows.

The site lies within the Urban Area of Newcastle as specified on the Local Development Framework Proposals Map.

The proposal would not result in an increase in vehicular movements and as such it would not give rise to any concerns regarding highway safety. There would be no impact on residential amenity and therefore the sole issue for consideration is the impact of the proposal on the character and appearance of the area.

A new roller shutter door and a pair of aluminium doors are proposed on the front (north-east) elevation and to the rear (south-west), a new door is proposed and existing windows would be removed and infilled in brick. The materials would match the existing.

The alterations would have a very limited impact on the overall appearance of the site when viewed from public vantage points and therefore it is not considered that there would be any adverse impact on the character and appearance of the area.

## **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 and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality

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

Policy T16: Development – General parking requirements  
Policy T18: Development servicing requirements

### **Other material considerations include:**

[National Planning Policy Framework](#) (December 2023)

[Planning Practice Guidance](#) (2019 as updated)

#### Relevant Planning History

15/00615/DEEM3	Proposed materials recycling facility	Approved
19/00852/DEEM3	Partial demolition and reconstruction of existing building to accommodate new waste transfer working practices. Construction of new street sweeping bay	Approved

#### Views of Consultees

**Staffordshire Police Designing out Crime Officer** makes a number of recommendations regarding security.

#### Representations

None

#### Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link:

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/23/00949/DEEM3>

### **Background Papers**

Planning File  
Planning Documents referred to

### **Date Report Prepared**

15<sup>th</sup> February 2024