

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th March 2024

Agenda Item 6

Application Ref. 23/00983/DEEM3

Open Market, High Street, Newcastle-under-Lyme

Since the publication of the main agenda report additional supporting plans and information have been provided to address queries raised within the main agenda report.

These additional plans include sectional details to show the construction and composition of the raised landscaping area. The landscaped area would be retained by a conservation kerb which would then lead into a matching block on the ground before transitioning to the proposed tarmacked area. It has been clarified that both the kerb and block would be to the silver/grey colour specification, details of which have also been provided. A specification has also been provided for the red tarmac area NatraTex in the colour Terracotta, to match that used on the surfacing arrangements within Queens Gardens.

A further plan has been provided that gives a greater level of detail on the proposed drainage arrangements for the landscaped area that were described within the main agenda report. This plan indicates that surface water would run along the block trim to be constructed adjacent to the conservation kerb, around the outside of the raised landscaped area to then re-join the existing gulley arrangements within the main High Street. Therefore all of the surface water drainage associated with the site would make use of the existing arrangements.

In addition to the amended plans, since the publication of the main agenda report, comments have been received from the Conservation Advisory Working Party (CAWP). The group was supportive of the scheme but felt that the seating design was an important part of the streetscene in the town centre and a decision should be made to ensure it will be integral and sympathetic to the character of the town centre overall.

Officer Comments

Following the provision of the additional plans and information, your Officers are satisfied that the construction and appearance of the landscaped area would not have any significant adverse impact on the character or significance of the wider conservation area. All of the additional details provided in terms of materials, construction and drainage can all be secured through appropriately worded conditions.

With regards to the comments of the CAWP, your Officer agrees with the view taken in respect of the street furniture, most notably the seating. A condition is recommended to secure full and precise details of the specification for the seating to ensure that the works would be sympathetic to the town centre.

For this reason the **RECOMMENDATION** remains as set out in the main agenda report.