

**UNITS 10 - 14 & 35 - 39 PARKHOUSE INDUSTRIAL ESTATE EAST
NEWCASTLE UNDER LYME BOROUGH COUNCIL**

24/00707/DEEM3

Full planning permission is sought for the recladding and raising of the metal pitched roofs on units 1-14 and 35 -39 at the Parkhouse Industrial Estate East site. The application site is located within the urban area of the Borough, as indicated on the Local Development Framework Proposals Map.

The 8-week period for determination of the planning application expires on 10th December 2024.

RECOMMENDATION

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

- 1. Standard time limit**
- 2. Approved plans**
- 3. New roofing materials to be dark/recessive in colour**

Reason for Recommendation

The proposal represents limited and acceptable changes to the existing industrial units within a sustainable location. The development will not result in any adverse visual impacts.

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 in compliance with the provisions of the National Planning Policy Framework, and it has not been necessary to request amendments.

Key Issues

Full planning permission is sought for the recladding and raising of the metal pitched roofs on units 1 -14 and 35 -39 at the Parkhouse Industrial Estate East site. The application site is located within the urban area of the Borough, as indicated on the Local Development Framework Proposals Map.

There are no objections in principle to the works and given the nature of the scheme there are not considered to be any amenity or highway safety issues. The sole issue to consider in the determination of the application is therefore the design of the proposals and their visual impact.

Paragraph 131 of the NPPF 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 135 of the NPPF lists 6 criteria, 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.

Policy CSP1 of the Core Strategy requires that the design of the development is respectful to the character of the area.

The units are constructed of red brick with corrugated metal sheet roof cladding and there are a number of clear polycarbonate rooflights on each unit. The proposal would see a new plastisol colour coated metal profiled sheet laid on a bar and bracket system added to the existing metal sheet roof which would allow space for 180mm insulation. These alterations would result in the overall height of the roof being raised by approximately 200mm.

The exact colour of the replacement roof has not yet been agreed and therefore a condition will be applied to any permission requiring that the roof is of a dark/recessive colour. The visual impact of the slight height increase to the roof is considered to be negligible and would not result in any significant or adverse impact on the site or surrounding area, particularly given the appearance of the industrial estate in which the application site lies.

To conclude, subject to conditions, it is considered that the proposal would not adversely affect the character and appearance of the area, with provision of designated parking, and it would comply with local planning policy and the requirements of the NPPF.

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 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

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2023)

Planning Practice Guidance (NPPG) (2019)

Supplementary Planning Documents (SPDs)

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

Relevant Planning History

None relevant.

Views of Consultees

The Environmental Health Division has no objections to the proposal.

Representations

None received.

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

18th November 2024