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The application site is positioned at the junction of Station Road with Sneyd Terrace within the established urban area of Silverdale, as indicated by the Local Development Framework Proposals Map. The site also lies adjacent to, but not within, the Silverdale Conservation Area.

Properties from St Lukes Close previously comprised a series of 14 bungalows, however the removal of these buildings and site clearance works, has already taken place. The site comprises previously developed land.

**The 13-week determination period expired on the 16<sup>th</sup> July 2024, however the applicant has agreed to an extension of time until 14<sup>th</sup> March 2025.**

### **RECOMMENDATION**

**PERMIT subject to the following conditions:**

- 1. Time limit**
- 2. Approved plans**
- 3. Materials, boundary treatment and hard surfacing details**
- 4. Landscaping scheme**
- 5. Hours of construction**
- 6. Construction management plan**
- 7. Cycle parking**
- 8. Travel Plan**
- 9. Tree protection**
- 10. Levels**
- 11. Contamination**
- 12. Recommendations of Preliminary Ecology Appraisal**
- 13. Management and delivery of onsite BNG**
- 14. Remedial stabilisation works**
- 15. Drainage details including Surface Water Management Plan**
- 16. Survey of culverted watercourse and remediation if necessary**
- 17. Affordable housing provision**

### **Reason for Recommendation**

The site provides a highly sustainable location for residential development. The design and layout would integrate well with the established character of the surrounding area and subject to conditions, the proposal would have no impact on the character and appearance of the Conservation Area, Listed Church, residential amenity, trees or ecology. Additional highway related information has been received and further comments of the Highway Authority are awaited.

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

Amended plans and additional information have been sought and received and the proposal is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework as amended.

### **KEY ISSUES**

The application seeks full planning permission for the construction of 42 dwellings split across a 3-storey building (comprising 30 no. 1 and 2-bed apartments) and 3 no. 2-storey buildings, each housing 4 no. 1-bed units. The proposal also includes the formation of amenity space, hard and soft landscaping works, provision of access and associated engineering work.

The application site is positioned at the junction of Station Road with Sneyd Terrace within the established urban area of Silverdale, as indicated by the Local Development Framework Proposals Map. The site also lies adjacent to, but not within, the Silverdale Conservation Area.

Properties from St Lukes Close previously comprised a series of 14 bungalows, however the removal of these buildings and site clearance works, has already taken place. The site comprises previously developed land.

The main issues in the consideration of the application are:

- The principle of residential development in this location;
- Design and impact on the character and form of the area and the adjacent Conservation Area;
- Impact on residential amenity;
- Parking and impact on highway safety;
- Impact on trees,
- Ecology and Biodiversity Net Gain and
- Developer Contributions.

#### The principle of residential development in this location;

The application site is located within the defined district centre of Silverdale, which falls within the urban area of the borough. Part of the site was formerly host to 14 residential bungalows along with supporting highway infrastructure.

CSS Policy SP1 states that new housing will be primarily directed towards sites within Newcastle Town Centre, neighbourhoods with General Renewal Areas and Areas of Major Intervention, and within the identified significant urban centres. It goes on to say that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.

Paragraph 124 of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

The site's location within Silverdale is considered to represent a sustainable location for new residential development where occupants of the proposed dwellings would have good access to a variety of services and facilities as well as public transport links and suitable pedestrian and cycle routes.

In addition to the sustainable location of the site, the site would also represent previously developed, or brownfield land. Paragraph 128 of the NPPF states that substantial weight should be afforded to the value of using brownfield land within settlements for homes and other identified needs.

The use of brownfield land for residential development reduces the pressure on redeveloping greenfield sites within the borough and helps protect natural habitats. By supporting development of this nature in in this location the council can seek to meet housing needs whilst adhering to the NPPFs goals of economic, social and environmental sustainability.

Therefore, the principle of residential development in this location is considered to be acceptable and in accordance with the aims and objectives of the NPPF.

#### Design and impact on the character and form of the area

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 framework 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 R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that “buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line”. R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

Policy CSP1 of the Core Spatial Strategy seeks to ensure that new development is well designed to respect the character, identity and context of Newcastle’s unique townscape and landscape including its rural setting and the settlement pattern created by the hierarchy of centres. Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document provides further detailed guidance on design matters in tandem with CSP1.

Saved policies B9, B10, B13 and B14 of the Newcastle under Lyme Local Plan all require that development should not result in harm to the character and appearance of conservation areas.

The application site extends to approximately 0.7 hectares. It begins at the junction of Station Road with Sneyd Terrace and continues to extend westwards towards the boundary with properties along Ash Grove. The site was formerly host to 14 bungalows and a two storey communal building; these structures have however now been demolished and the site cleared.

The residential development would be split between a detached, 3-storey building positioned to the east of the site and three pairs of two-storey buildings towards the western area of the site. A new point of access would be provided from Station Road which would lead to a private road sited along the northern edge of the site.

The main 3-storey apartment building would front onto Station Road, but would also have an active frontage towards Sneyd Terrace that would be visible in certain angles through the strong landscape buffer that is to be retained to the south-eastern boundary of the site.

The building would feature a series of gabled roofs that would be constructed from traditional tiles. The element of the building that fronts onto Station Road would utilise hanging tiles that would carry on from the roof, down onto the facing elevations of the second and first floors, with the ground floor constructed from a lighter colour in contrast and to give the perception of a plinth. The remaining buildings would be constructed from a light red facing brick and contrasting roof tile. Modern rectangular fenestration is proposed throughout, with elements of feature window surroundings for added architectural interest.

The remaining apartments would be housed within the ‘walk-up’ apartments which are comprised of three, 2-storey buildings positioned in the western corner of the site. Externally these buildings have the appearance of a more traditional semi-detached style property that would continue the use of a materials palette to complement that of the main apartment building.

Landscaping is proposed around the edges of the site, with a particular focus in the south-eastern and south-western corners to provide high quality, communal space for residents. Parking would be provided within a communal car park that is screened by the proposed building and existing properties along Sneyd Terrace.

The scheme was considered by an independent Design Review Panel prior to the submission of the application, as encouraged by the National Planning Policy Framework. A summary of the comments and feedback provided by the panel are as follows;

- The position of the apartment building enables a strong frontage to Station Road and its scale and massing is in keeping with the site context

- The Panel liked the clean appearance of the building. The choice, detail and application of the materials will be crucial to achieving the appearance of the building as envisaged.
- The panel did not feel that the development would harm St Lukes Church or its setting but encouraged that reference to reinforce the character of the conservation area through the development should be encouraged.
- Strengthen the landscape approach by undertaking a site-wide strategy encompassing open spaces, parking, tree planting, boundaries, designing out left over spaces etc.
- Undertake a place-based approach for the walk-in apartments which should be as a group;
- Seek opportunities to connect the buildings with the spaces i.e. the walk-in apartments overlooking the open space, a visual connection at the apartment building entrance to the external spaces, using the materials for the buildings within the landscape etc. and
- The provision of a material palette and detail which references the conservation area.

It is considered that the recommendations of the DRP have been taken on board and where possible have helped shaped the current design in terms of plot positioning, boundary treatments and amenity space provision.

Objections have been received from local residents raising concerns over the scale of the 3-storey apartment building on the basis that it fails to respect the character and appearance of the local area, and would result in harm to nearby heritage assets.

Both the Council's Conservation Officer and the Conservation Advisory Working Party (CAWP) have raised no objections to the proposal in relation to the impact that this would have on the adjacent Conservation Area. The Conservation Officer considers that the scheme retains a good sense of spaciousness and is a thoughtful scheme that makes good use of the land. The Grade II listed St Lukes Church is positioned approximately 106m north east of the application site. It is not considered that the proposed development would have an adverse impact on its setting or significance given the appearance of the intervening landscaping and the appropriate design of the building. The Conservation Officer considers that the views within and around the Conservation Area would remain unharmed, and this view was shared by the Design Review Panel.

There are no objections to the scale, positioning or design of the walk-up apartments. Their scale, placement and material palette represent a sympathetic addition to the site that would not result in any harm to the amenities of the wider area.

Whilst the concerns regarding the scale of the apartment building are noted. The building is of notable high design quality and would provide a landmark building within Silverdale that would be a positive attribute to the vernacular of the area. Whilst it is accepted that three storey buildings may not be the prevailing building type within the area, that is not to say it would be unacceptable. The southern elevation of the building is set back notably from the Sneyd Terrace streetscene and would be screened by a mature band of tree coverage, softening its presence within the immediate street scheme. Whilst this would not necessarily be applicable to the views achieved from Station Road, it is considered that the design and architectural detail incorporated into the building ensures that this elevation would not appear as a stark or dominating addition to this part of the street scene.

Furthermore, the topography of the surrounding area would further help to assist in the assimilation of the 3-storey building into the wider landscape. The residential development to the north of the site known as Silverdale Sidings is sited in an elevated position above the application site and so whilst these properties are two storey in height, the raised ground level provides them with a more imposing appearance in terms of height that would be comparable when viewed from wider vantage points to that of the proposed main apartment building.

Boundary treatments along frontages and the private garden spaces that front onto the highway and service road would be comprised of metal railings along with planted hedgerows. Such a boundary treatment in these more visually prominent positions is considered to be an acceptable solution, and the incorporation of planting would help to further soften the appearance of the scheme. Other boundary treatments across the site include a combination of close boarded fencing, picket fencing and brick walls. The scheme as shown on the submitted boundaries plan is considered to be acceptable and can be appropriately secured by a condition.

It is considered that the materials to be used in the construction of the buildings plays a very important role in the finished quality and appearance of this development. Queries had been raised throughout the pre-application process about the use of a hanging tile on the eastern wing of the main apartment building. This hanging tile would be used in the construction of the pitched roof and then cascade down onto the second and first floors of the building. The ground floor and remainder of the building would be constructed from a light red facing brickwork. Whilst full and precise details of the facing materials have yet to be provided, the applicant has provided some illustrative and real life examples of the visual effect that the use of the hanging tile is seeking to achieve. This use of roofing material as an exterior cladding is considered to provide a modern contemporary appearance to the building whilst still reflecting the prevailing material palette for the area. The placement of the hanging tiles on the elevation would also provide the perception of a plinth, to add further depth and interest to these focal elevations of the building. A similar palette of materials would then also be utilised in the construction of the walk-up apartments so that each of the design elements complements the other.

Your officers consider that subject to securing an appropriate pallet of materials, full and precise details of which can be secure by condition, the arrangement as proposed would appear as an appropriate addition to the application site and wider street scene. Conditions should also be attached to secure any hard surfacing details, guttering/rainwater goods, fenestration and balcony details.

#### Impact on residential amenity

Paragraph 135 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Guidance (SPG) Space about Dwellings provides advice on environmental considerations such as light, privacy and outlook.

Concerns have been raised from members of the public that the development would result in a loss of privacy, notably as a result of the increased height associated with the main apartment building.

There would be no breach of the guidance contained within the SPG in relation to the separation distances between the proposed dwellings and the existing dwellings that surround the application site. Whilst it is accepted that the increased scale of the building would result in building being more prominent in views from neighbouring properties, this would not be at the loss of their privacy. The southern elevation of the building would be 13.8m from the boundary of the nearest dwelling on Sneyd Terrace, with 24m between facing elevations. The land separating the buildings would then be interspersed with new landscaping and amenity garden space which would ensure that the views from the development would not be overbearing to the extent that would result in a loss of privacy to these dwellings.

Objections have also been received noting that the internal floor space of the apartments does not accord with the National Prescribed Space Standards. This is acknowledged and careful assessment of the proposed flats has taken place. A typical 2-bed apartment within the scheme is circa 55sqm and a 1-bed apartment circa 43 sqm against recommended standards of 61sqm and 50sqm respectively. It is important to recognise that this is a 100% affordable scheme and on balance, the slight shortfall in floor space is considered acceptable with the future occupiers of the development having an acceptable level of amenity.

The Environmental Health Officer raises no objections to the proposal subject to conditions to secure appropriate site investigations as well as hours of construction and a construction management plan.

Staffordshire Police have commented on the proposals and are largely supportive of the scheme but have made a number of recommendations to provide enhanced security for future residents and members of the public. The applicant has taken on board these comments, and as a result have made a number of amendments to the scheme which has included the introduction of blunt topped railings where the railing would be over a low boundary wall in order to safeguard private and communal amenity spaces. In addition, changes to the internal security arrangements have been made to safeguard internal access to the building. It is considered that a condition should be attached to any permission granted to secure full and precise details of external lighting, CCTV installation and security access

controls to the apartment building.

Sufficient waste storage has been provided. A bin collection point dedicated to the 3-storey apartment building would be sited to the west of the main building, with three further bin storage locations to serve each of the apartment buildings.

In light of the above it is considered that the development would be capable of providing an acceptable level of amenity to both the occupants of the proposed dwelling and those in neighbouring dwellings.

#### Parking and impact on highway safety

Paragraph 115 of the NPPF states that, amongst other points, development should provide a safe and suitable access to the site for all users.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

The former residential development was served by an existing access point off Station Road onto St Lukes Close. The development would not utilise this existing access point and instead a new point of access is proposed further north along Station Road. Pedestrian access to the site would be taken from two points along Station Road, one of which follows the route of the new access road, and the other from an existing point of access further south along the western boundary.

The application is accompanied by a Residential Travel Plan which aims to introduce several measures to reduce single occupancy car trips. This includes a travel plan co-ordinator being appointed to promote measures to support future occupiers to make trips by means other than the private car and encouraging and incentivising all new residents of the development to utilise existing public transport facilities and services.

The Highway Authority has sought further clarification/additional information on access, internal road layout and parking provision. Information has been received and the comments of the Highway Authority are expected imminently. Their comments will be set out in a supplementary report to Members.

#### Impact on Trees

Policy N12 of the Local Plan states that the Council will resist development that would involve the removal or any visually significant tree, shrub or hedge, whether mature or not, unless the need for development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting and design.

The application is accompanied by an Arboricultural Impact Assessment, Tree Survey and Tree Protection Plan.

The layout and presence of existing trees on site has influenced the siting and design of the application building with the aim of retaining as much existing landscaping as possible. 16 trees are proposed for removal to facilitate the scheme, but of these 16 trees only 2 are of Category B quality, with the remaining group of trees assessed as being of low quality (Category C).

The Landscape Development Section have expressed concerns at the loss of the two category B trees and have also asked for provision of a more detailed hard and soft landscaping strategy with particular reference to the footpath, and how this would be created. They also note that any benches within the Root Protection Areas of retained trees should be positioned on no-dig bases.

Whilst the loss of these trees is unfortunate given their moderate amenity value, it is considered that the applicant has worked positively and proactively to retain as many of the trees on site as possible. This includes the retention of all of the high quality trees positioned in the south eastern corner of the

site, along the frontage shared with Sneyd Terrace and Station Road, which together are of significant amenity value.

A Landscaping Strategy Plan has also been provided with the application that proposes new tree planting and areas of wildflower lawn and bulb/ornamental planting to enhance the biodiversity and landscape value of the site. A condition can secure full and precise details of the landscaping measures proposed, however it is considered that the landscaping strategy put forward would be sufficient to compensate the loss of trees on the site.

A further condition is recommended to secure the tree protection and method works as outlined within the submitted information to secure appropriate protection and mitigation measures for those trees that are to be retained.

### Ecology and Biodiversity Net Gain

Saved Policy N3 of the Local Plan states that development proposals will be expected to avoid or minimise any adverse effects and, where appropriate, to seek to enhance the natural heritage of the Borough. This includes measure to retain habitats/features of nature conservation and protect them from adverse impacts and to replace habitats/features on at least an equivalent scale where the Council agrees that the loss of wildlife habitats cannot be avoided.

The application is supported by a Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain Assessment.

The PEA indicates that the application site is comprised of amenity and poor semi-improved grassland, scrub, introduced shrub, bare ground, individual trees and hard standing. It goes on to identify that the loss of bare ground could disturb connectivity routes for Great Crested Newts and so a Precautionary Method of Works is recommended and should be detailed within any construction management plan. Similar recommendations are also made in relation to nesting birds, and other species such as hedgehogs and toads. A condition can be attached to any permission granted to secure these mitigation measures as well as the enhancement measures recommended within sections 4.1 and 4.2 of the PEA.

Now turning to the requirements for Biodiversity Net Gain (BNG). The assessment provided with the application indicates that the scheme is expected to achieve a 16.81% net gain on site based on the proposal as described and the landscape masterplan. The development therefore has provided statutory net gains on site, and a condition will be attached to any permission granted to secure full and precise details for the management and delivery of BNG on the site.

Therefore in light of the above the development is considered to be acceptable with regards to ecology and biodiversity.

### Developer Contributions

CSP10 'Planning Obligations' requires developers to have regard to the consequences that may arise from development. The policy sets out a number of areas which should be considered including transport, infrastructure, affordable housing, education and community facilities, open spaces, sports and recreation facilities and environmental improvements and mitigation.

Section 122 of the Community Infrastructure Levy (CIL) Regulations states that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

The following financial contributions have been requested from consultees;

- The Landscape Development Section have requested a financial contribution of £83,685 for off-site Public Open Space improvements to be used at Silverdale Park

- The Staffordshire and Stoke-on-Trent Integrated Care Board have requested a sum of £23,535 to be applied towards the development/adaptation/expansion or primary care facilities in alignment with strategic estates plannings for the Primary Care Networks.
- Staffordshire County Council Highway Authority requests a travel plan monitoring sum of £3,000.

These are considered to meet the tests identified in the NPPF and are compliant with Section 122 of the CIL Regulations.

The applicant has however put forward a viability case and contends that making the required contributions would render the application unviable, as a result the Viability Assessment has been independently assessed and the Local Planning Authority accepts this position. Therefore the financial contributions requested are considered to tip the balance in terms of the viability of the development and will not be pursued by the council given the circumstances. Although the lack of developer contributions is unfortunate, it must be recognised that the proposal puts forward a number of benefits, most notably the provision of 42 affordable new dwellings which will make a good contribution to the councils housing supply.

### 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 Development Plan relevant to this decision:**

#### Newcastle under Lyme and Stoke on Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009)

Policy SP1: Spatial Principles of Targeted Regeneration  
Policy SP3: Spatial Principles of Movement and Access  
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP2: Historic Environment  
Policy CSP3: Sustainability and Climate Change  
Policy CSP4: Natural Assets

#### Newcastle under Lyme Local Plan 2011

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside  
Policy T16: Development – General Parking Requirements  
Policy N12: Development and the Protection of Trees  
Policy N17: Landscape Character – General Considerations  
Policy N3: Development and Nature Conservation  
Policy B9: Prevention of harm to Conservation Areas  
Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area  
Policy B14: Development in or Adjoining the Boundary of Conservation Areas

### **Other Material Considerations**

#### Supplementary Planning Guidance/Documents

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

#### National Planning Policy Framework (2024)

#### Planning Practice Guidance (March 2019, as updated)

Community Infrastructure Levy Regulations (2010) as amended and related statutory guidance

#### Supplementary Planning Guidance/Documents

#### Developer contributions SPD (September 2007)

#### Affordable Housing SPD (2009)

#### Newcastle-under-Lyme Open Space Strategy – adopted March 2017

#### Space Around Dwellings SPG (SAD) (July 2004)

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

Waste Management and Recycling Planning Practice Guidance Note approved in 2003 and last updated in February 2016

#### Relevant Planning History

NNB09728 - The erection of 15 old persons dwellings and Tenants Meeting Hall – Permitted

23/00442/DEM - Application for Prior Notification of proposed demolition of the existing buildings on site comprising of 14 prefabricated post-war style bungalows and a two storey community centre (known as 'The Brighton') – Permitted

### Consultation Responses

**The Conservation Officer** considers the application a thoughtful scheme that makes better use of the land but retains a sense of spaciousness around the building. The simple materials palette will blend well with the adjacent buildings and the views in and around the conservation area remain unharmed.

The **Conservation Advisory Working Party** felt that given the considerable set back from the highway and the retention of mature landscaping and trees, the scheme is unlikely to have any harmful impact upon the character of the area and views into the Conservation Area.

**Silverdale Parish Council** objects on the following grounds;

- The proposed residential accommodation does not reflect the housing needs of Silverdale's elderly populations or the loss of previous specialist provision on the site
- Align relationship of the application site with the development of Brighton House
- The impact of the height and massing of the building on the conservation area, St Luke the Evangelist Church and the visual amenities of the area.
- Scale and appearance out of character with the locality
- Insufficient parking provision
- Overdevelopment
- Apartments do not comply with Nationally Prescribed Space Standards

The **Staffordshire County Council Archaeologist** raise no concerns regarding the application.

Staffordshire County Council as **Highway Authority** has sought further clarification/additional information regarding access, internal road layout and parking provision. Information has been received and further comments are expected imminently. Their comments will be set out in a supplementary report to Members.

Staffordshire County Council as **Lead Local Flood Authority** has no objections subject to conditions.

**Staffordshire and Stoke-on-Trent Integrated Care Board** have requested a financial contribution of £23,535 to be targeted towards supporting the future development/adaptation/expansion of primary care facilities.

Staffordshire County Council as the **Education Authority** have concluded that no education contribution is required.

**Severn Trent Water** raise no objections to the proposal subject to conditions to secure plans for foul and surface water flows.

The **County Minerals Authority** have no comments to make on the proposal.

The **Environmental Health Division** have no objections subject to conditions in relation to land contamination, remediation and a construction environmental management plan.

**Cadent** have no objections but request that an informative is added to any permission granted.

The **Landscape Development Section** raise concerns regarding the loss of the 2 category B trees and make a number of recommendations in relation to the hard and soft landscaping strategy, placement of benches within RPAs and Public Open Space contributions.

**Staffordshire Police** make several recommendations in terms of boundary treatments, apartment security, natural surveillance of car parks and security of communal amenity areas.

### Representations

Thirteen letters of objection have been received raising the following concerns: -

- Increased congestion and parking on Station Road
- Loss of privacy to existing residents
- Scale and massing of the development is not in keeping with the local area
- Lack of sufficient amenities and infrastructure to support additional development
- Apartment sizes are below the National Prescribed Space Standards
- Harm to the Conservation Area and Grade II listed St Lukes Church
- Too close to existing residential properties
- General needs housing is not suitable; the site should be earmarked for over 55s
- Overdevelopment

One letter of support has been received highlighting the positives of general needs housing and development of an area that needs modernising.

One further comment has been received referring to the need to integrate swift bricks into the proposed development.

#### Applicants/agents 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/24/00231/FUL>

#### Background Papers

Planning files referred to

Planning Documents referred to

#### Date report prepared

17<sup>th</sup> January 2025