

LAND AT HIGH STREET, KNUTTON
NEWCASTLE UNDER LYME BOROUGH COUNCIL

25/00149/DEEM3

Planning permission is sought to vary conditions 2, 7 and 9 of permission Ref. 23/00974/DEEM3, which was approved last year and comprises a new village hall with associated vehicular and pedestrian access arrangements, parking area and landscaping.

The application site is located within the urban area of Knutton, as indicated on the Local Development Framework Proposals Map.

The 8-week period for determination of the planning application expires on 29th April 2025.

RECOMMENDATION

PERMIT subject to the following:

- **Variation of conditions 2, 7 and 9 to refer to the amended plans**
- **All other conditions from 23/00974/DEEM3 that remain relevant**

Reason for Recommendations

The minor design changes are acceptable and would not adversely affect the character and appearance of the area or residential amenity.

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

Planning permission is sought to vary conditions 2, 7 and 9 of permission Ref. 23/00974/DEEM3, which was approved last year and comprises a new village hall with associated vehicular and pedestrian access arrangements, parking area and landscaping. Condition 2 lists the approved drawings and conditions 7 and 9 are required to be varied because they refer to drawing numbers that are to be changed.

The application site is located within the urban area of Knutton, as indicated on the Local Development Framework Proposals Map.

The proposed changes to the approved plans comprise the following:

- Pitch of main roof lowered and overhangs reduced
- Windows added to elevation C and changes to glazing on elevation A
- Columns added to elevation D
- Internal layout amended
- Landscaping amended to suit changes to building

The principle of development has been established by the granting of the previous planning permission and the siting of the village hall, access, and parking remain unchanged. The main considerations therefore relate to whether the changes are acceptable in terms of their impact on the character and appearance of the area and on residential amenity.

Character and appearance

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.

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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 proposed amendments to the design comprise roof changes, the addition of columns, changes to glazing and associated landscaping changes.

The external design changes are minor and can be accommodated without adverse impact on the character and appearance of the new village hall and wider street scene. The revisions enable additional hedges/landscaping to be planted adjacent to the entrance lobby, which will have benefits in increasing the level of landscaping and in turn biodiversity at the site.

The proposal is therefore considered to be acceptable in terms of the scale, massing, design and materials, in keeping with the character and appearance of the area. The development would comply with local planning policy and the requirements of the NPPF.

Residential amenity

Paragraph 135 (f) of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The design and internal layout changes maintain the general arrangement of most of the glazing on the elevations serving the main function rooms and opening on to the amenity areas to the southwest and northwest. There is an adequate separation distance from the new residential properties.

Therefore, it is considered that the proposal would not harm adjoining residential amenities and would comply with the relevant criteria in the National Planning Policy Framework.

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:

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- 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.

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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 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 \(NPPF\) \(2024\)](#)

[Planning Practice Guidance \(NPPG\) \(2024\)](#)

[Supplementary Planning Documents \(SPDs\)](#)

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

Relevant Planning History

23/00974/DEEM3 New build village hall comprising 2no. function rooms and associated ancillary services. Outdoor amenity space and parking provision - Permitted

Adjoining site - Land At High Street / Acacia Avenue: 23/00771/FUL Full planning application for a residential development with associated access, internal infrastructure, landscaping and wider works – Permitted subject to S106 and conditions

Views of Consultees

The **Highway Authority** has no objections to the proposal as the changes do not affect the highway.

Staffordshire Police Crime Prevention Design Advisor has reviewed the proposal and has no adverse comments to make.

The **Environmental Health Division** and the **Landscape Development Section** have not yet provided responses. Any additional consultation responses received prior to the committee meeting will be provided in an update to Members

Representations

None received

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

7 April 2025