

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
29 April 2025

Agenda Item 6

Application Ref. 24/00795/FUL

5-7 York Place, Newcastle

Further comments have been received from **Staffordshire and Stoke-on-Trent Integrated Care Board** advising that a revised financial contribution of £26,561 is required to be targeted towards supporting the future development/adaptation/expansion of premises within the Newcastle Central and Newcastle South PCNs (Primary Care Networks).

Staffordshire County Council as **Lead Local Flood Authority** has no objections to the proposal subject to a condition requiring the approval of the final detailed surface water drainage.

One **representation** has been received raising the following points:

- Poor architecture
- The park area is too secluded
- Unsatisfactory refuse areas for both the retail units and residential areas
- Insufficient cycle storage
- There should be at least 10% disabled residential units on the ground floor
- Not clear if the proposals comply with access regulations
- Servicing of music venue and retail units is unclear

Officer comments

The issues raised regarding access are covered by Building Regulations legislation and the other issues are considered fully in the main agenda report.

The recommendation remains as set out in the main agenda report.