

BUILDING 3, COALDALE ROAD, NEWCASTLE-UNDER-LYME
THE CORPORATION TRUST COMPANY

25/00265/FUL

The application seeks full planning permission for a change of use from B2 (Industrial) to B2 (Industrial) and B8 (Storage and Distribution) at Robust UK (Unit 3), Coaldale Road, Newcastle-under-Lyme.

The application site is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

The 8-week period for the determination of this application expires on the 7th August 2025.

RECOMMENDATION

PERMIT subject to the following conditions: -

- 1. Time limit**
- 2. Approved plans**

Reason for recommendation

It is concluded that the proposed change of use can be permitted without resulting in any adverse impact to residential amenity or to highway safety.

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

The proposal is considered to represent a sustainable form of development that would comply with the aims and objectives of the NPPF.

Key Issues

The application seeks full planning permission for the change of use of the building from use class B2 (Industrial) to a B2 (Industrial) and B8 (Storage and Distribution) mixed use.

The application site is located on Lymedale Business Park in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

No external alterations or extensions to the building are proposed and therefore the key issues in the determination of this planning application are:

- Whether the principle of the development is acceptable.
- Whether the impact on amenity is acceptable.
- Whether the impact on parking, pedestrian and highways safety is acceptable.

Is the principle of the development acceptable?

Paragraph 85 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Policy SP2 of the Core Spatial Strategy supports economic development, diversification and modernisation of businesses within the area.

The building is located on an established business park which has a range of buildings operating as B1, B2 and B8 uses.

The application site consists of a large building with ground floor warehouse space and ancillary office space across the ground, first and second floors. It is currently occupied by a manufacturer of steel doors. The site also benefits from an associated yard area and parking.

The change of use would retain the building in a commercial/ industrial use on an established business park, whilst allowing for some enhanced flexibility/ opportunity to diversify.

On this basis the principle of the development is consistent with both local policy and with the aims and objectives of the NPPF.

Is the impact on amenity acceptable?

Criterion f) within Paragraph 135 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users of land and buildings.

The NPPF further states at paragraph 198 that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

As previously stated, the building is on an established business park which has a range of size of existing buildings in use as B1, B2 and B8 use classes.

It is considered that the proposed change of use to a mixed B2 (Industrial) and B8 (Storage and Distribution) usage would not result in any significant noise or disturbance which is materially different from those generated by the existing development. The proposed change of use in this location would therefore not harm the amenity of the area.

The development accords with the guidance and requirements of the NPPF.

Is the impact on parking, pedestrian and highways safety is acceptable?

Paragraph 116 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 of development would be severe.

The site has an in and out access onto Coaldale Road, an unclassified road with a 30mph speed limit, street lighting, pedestrian footways, and double yellow lines running on either side of the highway. The site benefits from 78 parking spaces and this is not proposed to change.

The Highway Authority has noted that as the site's access arrangements, parking layout and building position are to remain in their current form, they have no objections to the proposed development.

Therefore, the proposal accords with the provisions of the development plan and the aims and objectives 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 SP2: Spatial Principles of Economic Development
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy E9: Renewal of Planning Permissions for Employment Development
Policy T16: Development – General Parking Requirements
Policy T18: Development – Servicing Requirements

Other material considerations

National Planning Policy Framework (2024)
Planning Practice Guidance (March 2024, as updated)

Relevant Planning History

01/00163/FUL – Erection of industrial units Class B1 B2 and B8 uses. (Permitted).

23/00009/FUL – Change of use of the building from use class B8 to use class B2. (Permitted).

Views of Consultees

The **Highway Authority** no objection to the proposed development.

Comments were invited from **Environmental Health**, but in the absence of any comments by the due date it must be assumed that they have no observations to make upon the application.

Representations

None received.

Applicant/agent's 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/25/00265/FUL>

Background Papers

Planning File referred to
Development Plan referred to

Date report prepared

27th June 2025