

Appendix Two

Planning applications – monitoring and recommended procedure

Introduction

An earlier report on monitoring the Neighbourhood Plan was approved by the Parish Council in July 2022. This report was prepared with data up to January 2023 which will now need to be updated.

Summary

1. The Parish Council has a workable system for assessing and commenting on major planning applications, but more emphasis in the comments should be given to the 10 Policies of the Neighbourhood Plan

A recommended planning application record/log sheet is detailed in **Table One**.

2. The Neighbourhood Plan policies appear appropriate but need to be reviewed during 2025/6 considering the changes to National Planning Policy Guidance and the new Newcastle Local Plan (2020-2040)
3. A meeting with Newcastle's Planning Policy Manager in 2024 indicated that the Neighbourhood Plan was a useful addition to the Borough's Development Plan, was used in decision making by Officers and that there were no policy issues arising from its use
4. The Parish Council has made good progress with the installation of speed cameras and the replacement of stiles across the Parish
5. Further cooperation and regular dialogue with County Council Members and Officers is required and this is now occurring at member level to discuss, programme, secure resources and deliver the Neighbourhood Plan's Actions.
6. Improving traffic management, reducing air pollution, and improving air quality will involve partnership working with Newcastle and County Councils, other agencies, and the Government
7. To make progress and to ensure proper oversight the Parish, Borough, and County members and officers need to control and programme the necessary work. Commitment and resources to deliver each action will need to be obtained and the Parish Council will, therefore, need to secure "buy-in" from Councils and Councillors.

Recommendation

1. That the report be approved and the record/log of planning application decisions be approved as set out in Table One.
2. To authorize the Steering Group to review the Neighbourhood Plan against the new Local Plan.

Additional Analysis

This section identifies

1. The number and type of planning applications within the Parish which have been submitted to Newcastle between January 2022 and January 2023
2. How planning applications are considered by the Parish Council and Newcastle Borough Council in relation to the Neighbourhood Plan
3. The relevance of Neighbourhood Plan policies to the development control process
4. Progress on projects and actions

1. Planning Applications

48 planning applications in the parish were submitted to the Borough Council during the year 2022, involving; residential development, extensions, alterations and conversions, other development and tree works.

Under current procedure the Parish Clerk is notified of planning applications, checks with the Borough Council's planning web site and reports applications to the Parish Council.

The Parish Council considers only major applications, defined as; new residential development, significant extensions and works requiring Listed Building Consent.

In assessing the application, a Parish Councillor for each sub area of the Parish is usually involved together with one or two Parish Councillors with experience of planning matters. A verbal report is presented to the next parish council meeting and decisions are recorded in the minutes. Formal resolutions are forwarded to the Borough Council for consideration prior to determination of the application.

One of the three major applications in 2022 was the replacement dwelling at Cranberry Cottage, Post Office Lane: - Ref 22/00289/FUL. The site was visited by members of the Parish Council and discussed in the Parish Council meeting. Minutes of the meeting of 28th April 2022 recorded the Parish Council decision and the recommendation was sent to the Borough. There is, however, no record of the consideration of the 10 Neighbourhood Plan policies in the recommendation, possibly due to time and limited staff resources.

The Borough's Planning Officers' report for Cranberry Cottage referred to: -

- The views of the PC raising no objection, subject to Green Belt considerations.
- Policy BBW4 and BBW6 of the NDP.
- Provided a detailed analysis of the impact of development on the Green Belt, design and impact on the character and appearance of the landscape, impact on the Ramsar and SSSI Site, trees, parking, and safety.
- The application was permitted subject to several detailed conditions.

A meeting also took place with Newcastle's Planning Policy Manager who advised that the Neighbourhood Plan was a useful addition to the Borough's Development Plan, was used by Development Control Officers and that there were no policy issues arising from its use.

Summary

1. The Parish Council has a workable system for assessing and commenting on major planning applications but more focus could be given to the 10 Neighbourhood Plan policies
2. The Neighbourhood Plan policies appear appropriate but need to be reviewed during 2025/6 and considering changes to National Planning Policy Guidance and the new Newcastle-under-Lyme Local Plan 2020-2040

2. Progress on Actions

Delivery of the majority of the Neighbourhood Plan actions are dependent on the County Council and other partnerships, which limits the Parish Council's ability to progress.

However, the Parish Council has made good progress on two actions

- Speed cameras which are increasing in number and are moved around key locations on a regular basis
- A detailed study which has been made on the condition and location of stiles throughout the Parish and a number have been replaced or improved. Further finance is needed to complete the stile replacement programme.

Action on the County Council responsibilities has proved less effective with no progress on;

- Securing a 20-mph limit in the village and 40 mph zone outside the 30mph limit or gateways at village entrances.
- the pedestrian priority area in village centre.
- priority traffic routing at Gorsty/Broughton junction
- retention or improvement of public transport services.
- footpath and bridlepath improvement
- reduction of air pollution throughout the Parish.

Summary

The Parish Council has been able to make progress with speed cameras and improved stiles in the Parish.

Further cooperation and regular dialogue with County Council members and officers is required to discuss, programme, secure resources and deliver the outstanding Neighbourhood Plan actions.

Tackling traffic management issues, reducing air pollution and improving air quality will involve partnership working with the Newcastle and County Councils, other agencies, and the Government.

Table One

Betley, Balterley and Wrinehill Planning Applications Assessment Record

Planning Application reference number

Location

Development Proposal

NDP Policy	Agree	Disagree	Not applicable
BBW1 Promoting sustainable development			
BBW2 New housing in Betley village envelope			
BBW3 Housing mix; tenure, type, size, local need			
BBW4 Detailed design needs			
BBW5 Conserving and enhancing Betley Conservation Area			
BBW6 Recognising countryside character and protecting landscapes			
BBW7 Conversion of buildings for small scale business development			
BBW8 Supporting homeworking			
BBW9 Protecting community facilities			
BBW10 Protecting recreation and open space facilities			

Recommendation and comment to Newcastle Borough Council

- 1. Approval.....
- 2. Refusal.....
- 3. Additional comments.....