

## Appendix 2: Impact of Neighbourhood Plan on planning applications since plan made in February 2019.

Date	Planning reference number	Address	Proposal	Loggerheads Parish Council comments	Newcastle under Lyme Borough Council comments/result
<b>Planning</b>					
Feb 2019	19/00482/OUT	111 London Road, Knighton	+1 in garden	Objection- outside Village envelope	Permit-“it is considered that the proposal comprises limited infill housing and is within a built frontage of existing dwellings”.
March 2019 Feb 2020	19/00103/FUL 20/00089/FUL	Birks Drive, Ashley	+ 1 in garden	Obj- outside Village envelope Obj – LNPG1	Refused –“the proposed development is therefore contrary to .. policies LNPP1 and LNPP2 of the Loggerheads Neighbourhood Plan. Appeal dismissed. Resubmitted – permitted” In recognition of the appeal decision in respect of 19/00103/FUL it is considered that the size of the dwelling on this plot is acceptable having taken into consideration the character of the Ashley Heath area. In addition it has now been demonstrated that the dwelling can be constructed without the unacceptable loss of visually significant trees to the detriment of the character of the area. As such there is no basis upon which refusal of planning permission can now be justified”
August 2019	19/00295/FUL	Windy Ridge, London Road, Knighton	+ 1 in garden	Obj- outside village envelope, LNPG1, LNPT1 road safety	Refused – “It is concluded therefore that this site is not a suitable location for housing”.

					Appeal dismissed “I consider that the critical part of this test is that the Neighbourhood Plan achieves and secures appropriate provision for meeting its identified housing requirement. This is clearly demonstrated in Section 6.1.2 of the Neighbourhood Plan through extant planning permissions meeting nearly 20 years of need and secured by Policy LNPG1. I therefore conclude that criterion b) is also met. 17. I have identified conflict with the Neighbourhood Plan through policy LNPT1 relating to the provision of different modes of transport, including safe access for walking and cycling. LNP Policy LNPG1 supports housing development outside of the village boundary where it is limited infill or within a built frontage of existing dwellings. The Council has indicated that it considers that the site comprises limited infill within a built frontage of existing dwellings, but I do not agree. “
Dec 2019	19/00907/OUT	The Rowans, Rowan Lane, Ashley Heath	+ 1 in garden	Obj – not comply with LNPG1	Permit “it is considered that the proposal comprises limited infill housing and that given the size of the existing plot, the development would not lead to significant loss of garden space”
Feb 2020	20/00048/FUL	The Crescent, Pinewood	Annex building	Obj – not comply with LNPG1	Permit – “application for ancillary

		Drive, Ashley Heath			accommodation for the existing dwelling and is not an application for a new dwelling”
March 2020	20/00083/FUL	Acorn Bungalow, Newcastle Road, Loggerheads	+3 houses	Obj loss of amenity	Permit – within village envelope, condition to prevent overlooking of adjacent properties.
April 2020	20/00201/REM	Tadgedale Quarry	+128 dwellings	Obj –LNPG2 housing mix – not enough 1 & 2 beds	Permitted if include 3 bed bungalows in calculation it is 30.5%
May 2020	20/00287/OUT	Jug Bank, Ashley	+ 1 in garden	Obj – LNPG1 & LNPP1	Refused -“The site does not meet any of the criteria of Policy LNPG1. It is not within a village envelope, nor would the proposed dwelling serve an identified local need as defined in the CSS.”
July 2020	20/00520/FUL	Meynell Arms car park, Ashley	+2 cottages	No objection – infill on car park	Permitted
August 2020	20/00545/COU	Forge Farm, Norton in Hales	+ 3 Change of use agricultural buildings to small houses	Obj LNPG1 & LNPP2	Permitted – not a planning application per se, a change of use so different criteria which it met.
Jan 2021	20/01110/FUL	Forge Farm, Norton in Hales	Replace 3 derelict barns with 1 house	Obj LNPP2	Permitted – “However, prior approval has previously been granted under the provisions of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to change the use of agricultural buildings at the site to provide 3 dwellings (Ref. 20/00545/COUNOT). This provides a genuine fall-back position that the applicant could implement should this application be refused. This is a valid material

					consideration that carries substantial weight in favour of granting planning permission. Therefore, notwithstanding the unsustainable location of the site in terms of its accessibility, given the genuine fall-back position that exists, no objection is raised to the principle of one dwelling at the site.
Feb 2021	21/00095/OUT	Birks Drive, The Villa, Ashley heath	+1 in garden	Obj LNPG1	Refused “this site is not within a village envelope. The site does not comprise limited infill housing and ...it is not considered that the proposed development would reflect the character of surrounding dwellings.
April 2021	21/00278/FUL	Top rock Road, Ashley	+1 in garden	No obj – infill in large space, no impact on neighbours	Permitted
August 2021	21/00738/FUL	Romany, Rowan Lane, Ashley heath	+3 in garden	Obj – LNPG1 – not infill	Pending
August 2021	21/00677/FUL	Car wash, Loggerheads	+15 apartments	Obj – LNPP1 – 1,2,3,6 & 13	Pending
<b>Listed Buildings</b>					
Dec 2019	19/00896/LBC	Park Lane, Ashley	Conversion of barn to 3 dwellings	No obj –complies with LNPP2 improvement to site	Permitted
Feb 2021	21/00056/LBC	Oakley hall, Oakley	Work to Hall	No obj – complies with LNPP1 improvement to hall	Permitted
<b>Design</b>					
Jan 2020	20/00010/FUL	White Lion public house	Refurbishment to exterior	No obj – improvement to façade	Permitted
April 2020	20/00266/FUL	Shelmore House, Ashley Heath	Construction of garage	Obj –LNPP1 – 1,2,3 & 14 & LNPP2	Permitted –“Given the various unique designs and layouts of

					surrounding properties, the lack of a clear building line, and the fact that a precedent for garages to the front of properties has already been set by the neighbouring property and other nearby dwellings, it is considered that the proposal would complement and reinforce the established character of the area as required by Policy LNPP1 and LNPP2”
May 2020	20/00158/REM	Eccleshall Road – 44 bungalows	Buffer against Burntwood trees	Obj – LNPP1 buffer not wide enough to protect trees	Permitted – developers proposal accepted by Borough as suitable for site.
June 2021	21/00504/FUL	Castle Hill, Winington	Horse walker	Obj – LNPP1 -2,3 & 6	Permitted “Overall whilst it is acknowledged that the proposed development would be visible from certain vantage points, it is not considered that the proposal would have a harmful impact on the character and appearance of the area and would not erode the character or harm the quality of the landscape. As such the proposals is considered to comply with the general aims of Policy LNPP1”.
June 2021	21/00515/FUL	Park Hill Cottage, Hales	3 bay garage	Obj – LNPP1 – 3 & 6	Permitted “It is recognised that the proposed outbuilding is large and that it would be clearly visible when viewed from Park Lane to the south west, however given the isolated nature of the application site it is considered that the visual impact of the proposal on the immediate

					surroundings would not be harmful. It is also considered that the application site is large enough to accommodate the proposal without it appearing as an overdevelopment of the site.”
<b>Employment</b>					
Nov 2019	19/00705/FUL	Willoughbridge Lane, Willoughbridge	Change of use agricultural building to dog kennels	Obj – residential amenity - noise	Withdrawn
March 2020	20/00113/PLD	St Johns Road, Ashley	Beauty salon	No obj – within policy LNPE1	Permitted
Oct 2020	20/00842/COU	Eccleshall Road	Change of use vet to Sandwich shop	No obj – within policy LNPE1	Permitted
March 21	20/01044/FUL	Old telephone exchange, Hales	Change of use to dance studio	No obj – within policy LNPE1	Permitted
August 2021	21/00736/FUL	Eccleshall Road	Change of use vet to fish & chip takeaway	Obj – no parking, against LNPE1	Pending
<b>Transport</b>					
May 2020	20/00294/FUL	Mucklestone Road	Footpath connectivity	Obj – LNPT 1 - footpath between two sites on Eccleshall Road needed not a path on site	Refused
Jan 2021	16/00866/CN10	Eccleshall Road, + 44 bungalows	Drop kerbs rather than formal pedestrian crossing	Obj – does not comply with LNPT1	Pending
Feb 2021	17/00516/FUL	Eccleshall Road opposite Co-op	Footpath missing	Obj-LNPT1 road safety issue	Permitted but planners acknowledge mistake made & trying to find a way to get path built.