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PLANNING / DESIGN AND ACCESS STATEMENT



PROPOSAL : ERECTION OF SINGLE STOREY REAR EXTENSION

ADDRESS : COTTAGE KITCHEN, ASHBOURNE ROAD, BOTTOMHOUSE, LEEK, STAFFS, ST13 7PN

APPLICANT : COTTAGE KITCHEN

DATE : JULY 2016 **JOB NO. 2016-2128**

Registered in England No 3775545 V.A.T. Reg. No. 646 9246 05

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Cottage Kitchen to prepare and submit a planning application to Staffordshire Moorlands District Council for the erection of a single storey rear extension. This building will provide facilities for on-site baking, which currently has to undertake outside the opening hours of the café, as the same kitchen is used.

2.0 USE

The current use of the site is used as a café / restaurant that has an ancillary shopping facility

3.0 AMOUNT

The proposal measures approximately 76m^2

4.0 LAYOUT

The extension will be sited off the north west elevation, in the area where deliveries are currently received.

5.0 SCALE

The scale of the proposal will be relatively low and will be subordinate to the main building.

6.0 LANDSCAPING

The application site is reasonably well screened, and no additional landscaping is proposed through this application.

7.0 APPEARANCE

The appearance of the proposal will reflect and echo features in the main building, such as materials. The extension will have two distinct elements a section nearer to the road that will have a hipped roof and a flat roof element that will be located to the rear of the site.

8.0 ACCESS

The proposal will use the existing access arrangements to the site off Ashbourne Road and from within the site.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014):

Core Strategy,

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS6c - Other Rural Areas Area Strategy
SS7 – Churnet Valley Area Strategy

E1 – New Employment Development
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting
R1 – Rural Diversification
T1 - Development and Sustainable Transport

Churnet Valley Masterplan

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

Paragraphs 1 – 17.
Section 1:Delivering Sustainable Development.
Section 3: Supporting a prosperous rural economy
Section 7:Requiring Good Design.

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (para 2).
- Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas, (para 10)
- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 11).
- At the heart of the NPPF is a presumption in favour of sustainable development. LPA's should approve proposals which accord with the development plan without delay (para 14).
- The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future (para 18)
- The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system (para 19)
- Support existing business sectors, taking account of whether they are expanding or contracting (para 21)
- Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Promote the development and diversification of agricultural and other land-based businesses. Support rural tourism that benefit businesses in rural areas, communities and visitors that respect the

character of the countryside (para 28)

10.0 SUMMARY

This application follows on from planning application SMD/2013/1180 that was approved on 18th March 2014. The original application sought to re-develop the existing cafe that had operated as an independent eatery since it was old off as part of the Little Chef re-structuring. The application proposed a substantial investment in the building to improve its appearance and its capacity to attract tourists to the area and customers to the site. The applicant is a well known local purveyor of speciality foods. The application enabled this reputation for quality food to be expanded into the service of table meals. The applicant's range of foods are also be displayed for sale within the cafe. The combined planning policies of the development plan and national planning policy and guidance in the area of the application site are supportive of extended tourist services. Tourism is a major contributor to the rural economy in the Staffordshire Moorlands and is recognised in the LDF Core Strategy as the principal tool for raising the level of the economy in its rural areas in terms of tourist spend and employment. The Staffordshire Moorlands Tourism Study 2011 recognises the wealth that the tourism industry brings to the Moorlands. The NPPF policies combined with the Council's own findings and recommendations for tourism growth in the area lend strong support to this proposal. The Good Practice Guide for Tourism Development recognises the important part tourism development plays in the local and national economy and advises that this is a material factor in the local economy and a material consideration in the determination of the application. The site is well placed alongside a major route handling traffic to Alton Towers and the National Park and linking Leek and Ashbourne. The proposal has generated six full time jobs and a further six part time jobs. This application proposes a modest extension to the existing building resulting in an increase to the net ground floor of 76m^2.

The site is a brownfield site and located on an A Class road between Leek and Ashbourne and is a principal route to the Peak District National Park. It is located within an area recognised by the Council's Churnet Valley Master Plan as appropriate for tourism related investment. The proposal delivers increased thermal insulation to the building. The application therefore complies with sustainability objectives in the development plan and the NPPF. The re-development of this property has been very successful and is very popular for local residents and tourists alike. The business is now established and requires this small extension to allow the bakery to function throughout the day and not just at times when the premises is closed to the public. This facility is vital to the sustainability of the business and its economic viability. Without this bakery and its availability throughout the day there is a distinct possibility that the business would suffer through the failure to meet customer demands.

11.0 CONCLUSION

The Government has a strong commitment to growth and provides a strong presumption in favour of development and is committed to increasing levels of growth. Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 18 of the National Planning Policy Framework confirms that the Government is committed to securing economic growth in order to create jobs and prosperity in the UK. It goes on to state in paragraph 28 that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In addition, it states that support should be given to the sustainable growth and expansion of all types of business and enterprise in rural areas. If the Council fail to support this proposal, it will hinder the growth of the business and it overall sustainability.

This application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. The business positively contributes to the rural economy and local tourism. The proposal raises no issues with regards to its impact on the visual amenities in the locality nor on the building itself. Furthermore, no adverse impacts will occur with regards to highway safety. The Local Authority is therefore politely requested to support this application and allow this local business to grow and meet the demands of its customers thus securing its future through granting planning permission accordingly.