DELEGATED DECISION REPORT

DET/2016/0056 **Valid 28/09/2016**	**CHAPEL FARM** **HOLLINGTON ROAD** **WINNOTHDALE**	**DEMOLITION OF CHAPEL FARM HOLLINGTON ROAD WINNOTHDALE** **(DEMOLITION DETERMINATION)**

MAIN ISSUES

- Whether or not the method of demolition of the building (a farmhouse) and any proposed restoration of the site is acceptable.

DESCRIPTION OF SITE

The site comprises a complex of farm buildings surrounded by open fields and with an access track connecting the complex to the nearest road which lies to the west. The "road" (a narrow country lane/track) joins Hollington Road, the nearest main road, which lies to the south. Chapel Farm is approx. 2.0 miles to the south-east of Cheadle.

PROPOSAL

The application is a "Prior Notification" application for the prior approval of the Council to demolish the farmhouse at Chapel Farm. Class B of Part 11 of the GPDO allows the demolition of certain types of building without the need to apply for full planning permission. However, the same legislation also requires that the site owner apply to the Council for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. The Prior Notification forms in this case describe the building as a "mixed material house with stone outbuildings and lean-to". The reason for the demolition of the building is due to it being "not suitable for habitation as a result of there being no sanitation facilities, it is considered to be unsafe, there are issues with damp and some areas of construction are subterranean." The building would be demolished by "mechanical means". No details are given of restoration of the land following demolition.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.11.16
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The method of demolition, comprising mechanical means is acceptable. The buildings are a considerable distance from the nearest dwelling (the building complex is surrounded by fields) so any disturbance from demolition works is likely to be insignificant. The buildings are not of any great heritage value and no buildings within other properties would be affected. The rubble would be used as aggregate around the site but would not be visually prominent from the public realm and the overall character and appearance of the area including the rural landscape would not be unduly harmed. Therefore whilst no restoration details are given these are not considered to be necessary in this instance. .

OFFICER RECOMMENDATION : PRIOR APPROVAL GRANTED

Case Officer: Chris Johnston
Recommendation Date: 22.11.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council