DELEGATED DECISION REPORT

SMD/2016/0744 **Valid 05/12/2016**	**DUCKPADDLE** **10 WELL STREET** **FORSBROOK**	**VARIATION OF CONDITION 3 (DEMOLITION OF OUTBUILDING) RELATING TO SMD/2015/0589 - PROPOSED DETACHED SPECIALIST ANNEX ACCOMMODATION** **(VARIATION/REMOVAL OF CONDITIONS)**

MAIN ISSUES

- Visual Open Space
- Amenity and landscape

DESCRIPTION OF SITE

The location is land associated with Duck Paddle which forms a linear strip accessed from Cheadle Road at its southern end and running generally north between the brook on its eastern boundary and the rear garden boundaries of properties fronting Chapel Street on its western boundary. Land immediately east of the brook is public recreational open space.

PROPOSAL

The application seeks to vary condition 3 of Planning Consent SMD/2015/0589 by substituting the following:

Prior to the occupation of the new annex hereby approved, the single storey outbuildings to the western side of the site, within the red edged site boundary and immediately to the rear of No's 12-16 Chapel Street, shall be demolished and all materials removed from the site and the land restored to its former grassed condition and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Condition 3 currently requires the demolition prior to the commencement and the re-instatement prior to occupation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s)* 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2015/0589 – proposed detached specialist annex accommodation – approved

CONSULTATIONS
Publicity
Site Notice expiry date: 5th January 2017
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
The principle is established by virtue of the existing consent which is currently being implemented. The issue is whether it would be acceptable that the execution of this condition be delayed until a point in time prior to the first occupation. There is a risk with this proposed change in wording that in the event the new building is not brought into use / occupied the condition could not be enforced.

Design
Ultimately the variation in the condition assuming its requirements are executed would not result in any longstanding implications.

Amenity
There is some short term adverse effect for public and neighbour amenity in that during the development the land will have bene occupied by two structures but this will not be a lasting consequence.

CONCLUSION / PLANNING BALANCE

Subject to further varying the wording from that proposed to add: or within 12 months of substantial completion of the development whichever is the sooner the revised condition be approved.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 30th January 2017

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council