DELEGATED DECISION REPORT

DET/2016/0060 **Valid 01/11/2016**	**LITTLE BLYTHE FARM** **LEEK ROAD** **WESTON COYNEY**	**PROPOSED CHANGE OF USE OF EXISTING STORAGE BUILDING AT LITTLE BLYTHE FARM TO TWO DWELLINGS** **(NOTIFICATION - CHANGE OF USE PRIOR APPROVAL)**

MAIN ISSUES

- The main point for consideration is whether or not the proposed development accords with the parameters of Class P, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015.

DESCRIPTION OF SITE

This application relates to a single storey outbuilding that is positioned to the south of the plot known as Little Blythe Farm, which is currently used in association with Perkins Plasterers. Little Blythe Farm is a mixed use site comprising of residential units, office accommodation and storage. The building that is the subject of this application is a single storey flat roofed rendered building that sits on a footprint of 170.85m^2.

PROPOSAL

This proposal seeks to convert an existing single storey storage building to provide 2 no. residential properties each consisting of two bedrooms. The accommodation for each dwelling would include a lounge, kitchen-diner, bathroom and family room.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

N/A

National Planning Policy Framework

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

N/A

CONSULTATIONS

Publicity

Site Notice expiry date: 26.12.2016
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Caverswall Parish Council: Object.

Environmental Health

No comments receieved.

Staffordshire County Council Highways

Staffordshire County Council objected to this proposal due to the restricted visibility onto Roughcote Lane. Amended plans have been received which omit this access point from the scheme. Access to the site is therefore directed via the existing access off Leek Road. Staffordshire County Council has been consulted on this revision and raise no objection.

OFFICER COMMENTS

Class P permits development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) of the Schedule to the Use Classes Order to a use falling within lass C3 (dwellinghouses) of that Schedule.

Development is not permitted by Class P if -

a) the site was not used solely for a storage or distribution centre use on 19th March 2014 or in the case of a building which was in use before that date but was not in use on that date, when it was last in use;
b) the building was not used solely for a storage or distribution centre use for a period of at least 4 years before the date development under Class P begins;
c) the use of the building falling within Class C3 (dwellighouses) of that Schedule was begun after 15th April 2018;
d) the gross floor space of the existing building exceeds 500 square metres;
e) the site is occupied under an agricultural tenancy, unless express consent of both the landlord and the tenant has been obtained;
f) less than 1 year before the dale the development begins –
    (i) an agricultural tenancy over the site has ben terminated; and

(ii) the termination was for the purpose of carrying out development in the Class, Unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes.

g) the building is within –
(i) an area of outstanding natural beauty;
(ii) an area specified by the SoS for the purposes of Section 41(3) of the Wildlife and Countryside Act 1981 (6);
(iii) the Broads; or
(iv) A national Park;
(v) A World Heritage Site;
h) the site is, or forms part of –
(i) a site of special scientific interest;
(ii) a safety hazard area;
(iii) a military explosives storage area;
i) the building is a listed building or is within the curtilage of a listed building; or
j) the site is, or contains, a scheduled monument.

From the information submitted, the Local Planning Authority is satisfied that on the balance of probability that the building which is the subject of this application was used for storage in association with Perkins Plasterers on 19th March 2014. The floorspace of the building falls below the 500 square metre limit. The site is not subject to an agricultural tenancy, nor have any tenancies been terminated. The building is not located within a National Park, AONB, a World heritage Site, or an area specified by the SoS for the purposes of Section 41(3) or the Wildlife and Countryside Act 1981. The site is not located within either a site of special scientific interest, a safety hazard area or a military explosive storage area. The building is not listed, nor is it located within the curtilage of a listed building; and, the site is not, nor does it contain an ancient monument. Accordingly it is considered that the site falls within the qualifying criteria as set out above.

In accordance with section P.2 of the Class P, the local planning authority must determine whether the prior approval of the authority is required as to –

(i) impacts of air quality on the intended occupiers of the development;
(ii) transport and highways impacts of the development;
(iii) contamination risks in relation to the building;
(iv) flooding risks in relation to the building;
(v) noise impact of the development, and
(vi) where the authority considers the building to which the development relates is located in an area that is important for storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

The site is not located within an air quality management area; accordingly it is considered that the impacts of air quality on the intended occupiers of the development is considered acceptable.

In respect of highway safety, following an objection received from Staffordshire County Council Highways section and amended plan has been submitted to show the omission of the access onto Roughcote Lane. All traffic to the site shall therefore be directed off Leek Road, utilising the existing main access to the site.

In determining the highway impact arising from the development consideration must be given to the level of movement to and from resulting from its existing use. Staffordshire Country Council regards the omission of the Roughcote Lane access as a betterment to the scheme. No objection has been made to the submitted amendment and no further concerns have been raised. It is therefore considered that the proposal would not result in a threat to highway safety.

In accordance with paragraph 120 of the NPPF state that to prevent unacceptable risks from pollution and land stability, planning policies and decisions should ensure that new development is appropriate for its location. The effects of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area proposed development to adverse effects from pollution should be taken into account. This application relates to a detached, relatively modern building that is currently used for the storage of plastering materials. Environmental Health has been consulted on this proposal and no comments have been received. It is not anticipated that the proposed development would result in a threat to the future occupants of the site in terms of contamination.

In terms of flooding risks in relation to the building. The site is located within Flood Zone 1, which has a 1 in 1000 annual probability of flooding by river. Guidance contained within the National Planning Policy Guidance: Flood Risk and Coastal Change confirms that all uses are considered appropriate in these locations. As the development relates to the change of use of an existing structure, the proposal would not result in a material increase in impermeable hardstanding. Taking account of these factors it is not considered that the proposed development would result in an adverse impact in relation to flood risk.

The site is located within a rural area and though there are some agricultural activities within the vicinity of the site, the adjacent property is used for residential purposes with ancillary office accommodation. It is noted that the proposed residential use would likely have less impact on the amenity of nearby properties than the existing use. Taking account of these factors it is not considered likely that the development would result in adverse impacts in terms of noise.

The site is located in an area of rural character outside of the nearby settlement boundary. The site is not located within an industrial estate or allocated employment area. The building is being used for storage purposes associated with a family plastering business. Furthermore the site is not allocated for such uses within the development plan. The area is therefore not important for providing storage or distribution services, and the introduction of a residential use into this building would not have an adverse impact upon the provision of those services.

CONCLUSION / PLANNING BALANCE

In conclusion, the proposed development is considered to meet the legislative provisions set out in the Town and Country Planning (General Permitted Development) (England) Order 2016 and the application site does not fall within the list of exceptions set out in paragraph P.1 of the Order. Furthermore, it has been demonstrated that the proposed development, as amended, would not result in any adverse impacts in relation to air quality, transport and highways, contamination, flood risk, noise and sustainability. It is therefore considered that prior approval is required and approved.

OFFICER RECOMMENDATION : Prior approval required and approved

Case Officer: Lisa Howard
Recommendation Date: 15.02.2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council