

DELEGATED DECISION REPORT

SMD/2016/0347
Valid 26/07/2016

SPRING BANK LIVERY
STABLES
CONGLETON ROAD
BIDDULPH

PROPOSED DEMOLITION OF
EXISTING STABLE BUILDING
AND ERECTION OF NEW
3 BEDROOM DWELLING

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Amenity
- Landscape

DESCRIPTION OF SITE

The site is a roadside location where a series of timber stables has been established with the application building at road level and further buildings on land which falls gently away to the Biddulph Brook to the NE. There is a manège parallel to, but at a lower level than, the road NW of the application building. A tarmac apron partly serving a utility substation lies parallel to the road SE of the site. There is an ad hoc cluster of c.3 or 4 detached residences on the roadside opposite the site. The location is generally rural with no development on the east side of the road for at least a kilometre south from the site. This land is generally grazed farm grassland with the Biddulph Brook and then steeply rising land beyond to the east. There is sporadic development to the west side of the road. The District and County boundary runs SW to NE within c.12m NW of the application site. The Biddulph to Congleton former railway now managed as a linear public walking, cycling and riding amenity route bridges the main road north of the site and from its elevated level will afford partial views to the site through trees.

PROPOSAL

To replace the larger of the stable buildings alongside the road with a detached house. The replacement building aims to be not materially larger than the existing and in exterior materials, utilising a mix of render and timber boarding, bears some style references to the existing building. Revised drawings have been submitted in the course of the determination:00492 PL(0)03 C and red edge site location plan 00492 PL(0)02 C.

Garden was initially proposed for an area of horse paddock to the SE of the site but in a modified plan a smaller area is now proposed off the NE end of the building.

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
SS6c Other Rural Areas
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17

Section(s)* 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent history available. The present day layout is confirmed to have been extant at least since the 2006 air photograph.

CONSULTATIONS

Publicity

Site Notice expiry date: 30th September 2016

Neighbour consultation period ends: 16th August 2016

Press Advert: N/A

Public Comments

Two neighbour representations raising the following objections:

- The site is within an NRA flood risk area and incidents of flooding have occurred in the vicinity;
- The road in the area is subject to numerous vehicular traffic accidents
- There is a need to protect the green barrier between Biddulph and Congleton in which this site is located
- Protection of the Green Belt should be paramount according to Government statements

Town / Parish Comments

Biddulph Town Council recommends refusal on Green Belt grounds.

Staffordshire County Council Highways

No objection subject to conditions.

SCC Flood Risk

The area is susceptible to overland flows and shown to be affected by the updated flood map for surface water (uFMfSW), with flood zones 2 and 3 nearby. The EA

should be able to make recommendations on the flood risk posed to the proposed dwelling and for information, please find an extract of the mapping attached.

We would recommend that the proposal undertakes infiltration soakage tests in accordance with BRE 365 to show the infiltration rate - the use of infiltration techniques with a rate less than 10-5m/s should not normally be considered. A soakaway could also be unsuitable due to ground stability or solubility issues, and / or inadequate infiltration rates. The soakaway should also be sized to accommodate the 100yr storm, plus 30% for climate change and as a safeguard, a high level overflow outfall should be provided, should infiltration rates prove to be of low permeability or if the site encounters storm events in excess of the 100yr+cc event. If soakaway tests are not favourable, then direct discharge of roof water to the Biddulph Brook could be considered with a 100mm / 150mm (4-6inch) pipe. We would also recommend that finished floor levels are set up 300mm above surrounding ground levels to offer a level of protection to the proposed dwelling in case of any overland flow or flooding.

Informative – s.109 Water Resources Act 1991 Consent would be required from the Environment Agency for any new surface water outfall structure to the Brook whereas the Applicant may also wish to liaise with the EA for 'consent'.

Severn Trent Water

No objection subject to conditions.

United Utilities

No objection subject to conditions. NB whilst slightly differing conditions are recommended from those put forward by Severn Trent they broadly have the same aims and as they will require prior approval the submitted details will remain subject to comment / approval by both bodies.

OFFICER COMMENTS

Principle of Development

Policy SS6c is to adhere strictly to Government policy for the Green Belt. NPPF section 9 paragraph 89 provides for "limited infilling or the partial or complete re-development of previously developed sites (brown field land), whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

Based on revised drawing 00492 PL(0)03 revision C received 23rd January 2017 the proposal building is found to be c.353m³ as against c.325m³ of the existing building to be demolished.

The roof ridge height at the SW gable against the roadside would be 3.75m high as against c.3.6m in the present building. The length of the proposal building would be c.12.1m against 16.7m. The proposal achieves its accommodation volume by

creating a basement level effectively making the proposal two storey but this is achieved by digging into the land slope.

Design

The design is modern but it is considered that a pleasing look is achieved. In using vertical timber boarding the design references the building it replaces rather than attempting to ape tradition or simply repeat conventional style. In the only nearby buildings (in addition to the remaining timber stables) a mix of form and design finish has evolved and this proposal would not here seem out of place.

Amenity

Due to the separation distances from neighbouring residential properties and the relative orientations no adverse amenity implications for neighbours arise. The proposal building would be set away from the road more than the existing, would be noticeably shorter in length and whilst a greater volume would be created at the NE end this would not be especially noticeable due to the lower land level.

Parking is accommodated alongside the SW gable end and garden of sufficient size (65m²) is provided off the NE end where currently the space is in effect operational stable yard.

Although relatively close alongside a stable yard the proximity is not considered problematic.

Highway Safety

Acceptable subject to conditions.

Rivers and Flooding

It is clear that technical solutions will need to be found but these are matters for condition. The proposal is clearly outside of flood zones 2 and 3 which lie east of the building proposed and on this basis EA has not been consulted.

Other

Notwithstanding that this proposal involves demolition it is the case officer's ecology view that this building has negligible potential for protected species and these matters should be addressed by informatives.

CONCLUSION / PLANNING BALANCE

The five purposes of the Green Belt (NPPF paragraph 80) are not impacted any more by this proposal than by the existing situation and in some senses – the setting of the new building farther from the road but with a shorter footprint and by the introduction of landscaping – the sense of any encroachment on the countryside may in fact be reduced. Overall it is considered that the effect on openness of the Green Belt is found to be neutral given the comparable building volumes and

notwithstanding the greater height mass at the NE end as the reduced footprint is considered to compensate.

With no adverse amenity effects identified and with an acceptable design suited to its location the application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 17th March 2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council