DELEGATED DECISION REPORT

SMD/2017/0100 **Valid 28/02/2017**	**WELL DRESSING GATE LAND OFF THE VILLAGE ENDON**	**PROPOSED WIDENING OF THE WELL DRESSING FIELD ACCESS GATE** **(FULL - MINOR)**

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the application site, streetscene and wider Endon Conservation Area;
- Amenity; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to an existing access point that leads from 'The Village' on the Well Dressing Field located to the north of the highway. The site forms part of the historic core of the village and falls within the Endon Conservation Area that was established in 1972.

PROPOSAL

Approval is sought to widen the existing site access by 1200mm. It is proposed to relocate the existing stone post and gate positioned on the right hand side 1200mm to the east. The existing wall is to be made good. The proposed gate is to match the existing.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
C2 Sport, Recreation and Open Space
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7 and 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.04.2017
Neighbour consultation period ends:
Press Advert:

Public Comments

One representation has been received from the occupier of no.2 Wesley Cottages, which asks the question as to whether or not the existing bench is to be retained. It is felt that the removal of the public seat would be a loss to the village.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

In accordance with policy SS6a Endon is identified as a ‘Larger Village’. These settlements shall retain and enhance their role as a rural service centre in terms of serving and supporting their immediate surrounding areas and smaller villages. This is to be achieved through amongst other things, enabling appropriate development which supports and increases the range and quality of services and facilities which are available to the rural areas; and, also through protecting and enhancing the setting of individual settlements.

CS policy C2 states that the Council will promote the provision of high quality recreational open space by supporting schemes that will protect and improve the quality and accessibility of open space.

The site is blanketed by the Green Belt and does not fall within a defined settlement boundary. In accordance with CS policy R1 all new development within such areas will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character and environmental quality of the areas designated by their nature or historical interest. CS policy DC3 requires the Council to protect and, where possible, enhance the local landscape and the setting of settlements in the Staffordshire Moorlands.

Though the site does not fall within a defined settlement boundary, it is read as forming part of the historic core of the village centre. The proposal relates to the widening of an existing access gate and would therefore not result in an increase in the bulk and massing of a structure located within the Green Belt. The development would serve to improve the existing access arrangements to a local facility. Taking account of these factors it is therefore considered that this application is considered to accord with the relevant policies outlined above and the principle of development in acceptable.

Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance.

The site is located within the historic core of Endon Conservation Area and sits adjacent to Grade II Listed Structures. Policy DC2 states that the Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance. This is to be achieved by resisting development that would harm or be detrimental to the special character and historic heritage of the District's towns and villages; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and by preventing the loss of buildings and feature which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

In accordance with Chapter 12 of the National Planning Policy Framework (NPPF), when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed development would see the extension of an existing access point. A detailed drawing of the proposed new gate has been provided and demonstrates that the proposed development would match the existing gate in situ. The existing stone

to the east will be re-used and relocated 1200mm to the east of its existing position. The submitted plans show the retention of the public bench. No objection has been received from the Council's Conservation Officer. It is considered that the proposed development has been sympathetically designed to respect the character and setting of the Endon Conservation area and wider village setting.

Amenity

CS policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Having considered the scale and nature of the development proposed, and its proximity to nearby neighbouring properties it is not considered that the development would result in harm in respect of amenity.

Highway Safety

In accordance with CS policy DC1 all new development should provide for safe and satisfactory access and also make a contribution to meeting the parking requirements arising from necessary car use. The proposed development would serve to improve the access arrangements in place. No comments have been received from Staffordshire County Council Highways.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that the proposed development has been appropriately designed to respect the character and appearance of the Endon Conservation Area and the wider village. It is not considered likely that the development would result in harm to amenity of nearby properties or significant injury to the highway network. The proposed development is considered to accord with the relevant policies of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 25.04.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council