**DELEGATED DECISION REPORT**

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| **SMD/2017/0102**<br>**Valid 28/02/2017** | **GROVE GARAGE**<br>**KINGSLEY ROAD**<br>**CELLARHEAD** | **REMOVAL OF CONDITION 4 (AGRICULTURAL BUILDING) ON SMD/2016/0602**<br><br>**(RESERVED MATTERS - MINOR APPS)** |

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## MAIN ISSUES

The impact on the appearance of the area.

## DESCRIPTION OF SITE

The site is in the Green Belt in an area of countryside a short distance to the east of Cellerhead. It is adjacent to the main A52 road which runs along the north boundary and this also provides the access to the site. It used to comprise a haulage HGV business building and yard and a large agricultural building to the rear. However, all buildings have been removed and a residential development of five dwellings is currently being built following the recent grant of outline and reserved matters applications. The site is surrounded by open land although there is a row of dwellings on the south side of the road a short distance to the west.

## PROPOSAL

This is a Removal of Condition application which seeks to remove Condition 4 of the Reserved Matters approval for the redevelopment of the site to provide five houses. The condition requires details of the cladding of part of an agricultural building that was originally proposed to be retained by the applicant for continued farming purposes. The condition was added to ensure the appearance of the building would be improved with an acceptable type and colour of new cladding.

## 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

### National Planning Policy Framework

Section 7 (Design)

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/01005/OUT – Residential redevelopment. Refused.

SMD/2013/0903 – The demolition of the existing buildings on the site; the erection of five detached houses; the demolition of the main part of the agricultural building; and the re-building/re-cladding of the remaining part of the agricultural building (Outline Planning Permission).

SMD/2016/0602 – Reserved Matters approval for above.

SMD/2017/0282 – Concurrent full planning application for the retrospective removal/demolition of the building.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 13.4.17
Neighbour consultation period ends: 27.4.17
Press Advert: N/A

**Public Comments**

None.

**Town / Parish Comments**

No objection.

**OFFICER COMMENTS**

The applicant is looking to remove the condition from the permission for the housing development because the farm building is no longer present on site. The complete farm building, including the part to be retained, has been demolished because it became unstable and unsafe according to the applicant. A full application has been submitted for the retrospective removal of the building. However, the condition serves no purpose as it requires details of cladding for a building which is no longer present and therefore it would be unreasonable to refuse the removal of the condition. If a replacement farm building was erected then a further application would be required and details of the cladding and materials for the replacement of the building could be controlled via the new application.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 14.7.17**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**