DELEGATED DECISION REPORT

SMD/2017/0410	**CRICKETS FARM MILL**	**VARIATION OF CONDITION 4**
Valid 02/08/2017	**LANE**	**OF SMD/2016/0794**
	WETLEY ROCKS	
		(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal is deemed to be inappropriate development in the Green Belt.
- The impact on the character and appearance of the rural area.

DESCRIPTION OF SITE

The site is in the open countryside and within the Green Belt and comprises a two-storey dwelling, attached stables block and separate former agricultural buildings and sits within the middle of a farmland property to the south side of Mill Lane, a short distance to the west of Wetley Rocks village. The main entrance off Mill Lane lies opposite St John's primary school. The traditional agricultural uses of the site and surrounding land have ceased and private non-commercial equestrian uses appear to have commenced.

PROPOSAL

The application is for a the variation of a condition attached to a planning permission for a replacement domestic outbuilding within the curtilage of a former farmhouse (Permission SMD/2016/0794) and which lies a short distance to the east of it.

Condition 4 of the Permission is as follows:

"The building hereby approved shall be used only in connection with the residential use of the dwelling on site for the purposes of domestic storage and storage of vehicles connected to the residential use of the site. The building shall not be used for commercial purposes."

The reason for this was to protect the character and appearance of the area. As the site is in the Green Belt replacement buildings are allowed only where the use of the building has not materially changed to prevent inappropriate uses and development which may harm the openness of the Green Belt.

The applicant now wants to use the building as a games room in connection with and ancillary to the residential use of the dwelling on the property and wishes to vary the condition accordingly to allow only "uses in connection with the residential use of the site" i.e. a wider definition which removes the restriction solely for domestic storage or garaging purposes.

Construction on the garage/storage building has commenced.

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
T1 Development and Sustainable Transport
SS6c – Other Rural Areas Area Strategy

National Planning Policy Framework

Section 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0397 – Conversion of attached stables into ancillary accommodation for the dwelling, extensions to dwelling and construction of a horse exercise arena. Approved.

SMD/2016/0793 – Concurrent application for replacement of barn with stables building. Approved.

SMD/2016/0794 - Proposed demolition of outbuilding and erection of garage/storage facility

CONSULTATIONS

Publicity

Site Notice expiry date: 19.10.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Objection raised as the PC would “not like to see the building being used for commercial purposes.”

Highways Authority

No objection.

OFFICER COMMENTS

Despite the restriction on the building for domestic storage or domestic car parking, I do not consider the use as a games room ancillary to the residential use of the house would have any further impact on the openness of the Green Belt or would amount to inappropriate development in the Green Belt given that ancillary residential uses were approved for the building and the previous building replaced was also in this use. There are large yard areas next to the building and the farmhouse which are suitable for the parking of cars and the site is a considerable distance from the nearest public highway so there would be no impact on highway safety.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not amount to inappropriate development in the Green Belt and would not harm the character and amenities of the area. The condition can be varied accordingly to allow residential uses ancillary to the main house in general.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.10.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council