

DELEGATED DECISION REPORT

SMD/2018/0091
Valid 12/02/2018

WETLEY ROCKS SERVICE
STATION CHEADLE ROAD
WETLEY ROCKS

PROPOSED STORE
INCORPORATING WASTE
STORE

(FULL - MINOR)

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises an area of land adjacent to Cheadle Road, Wetley Rocks which is occupied by Wetley Rocks Service Station. The service station comprises a four court with 4 x petrol fuelling stations; and an ancillary shop building operated by Londis with associated parking bays.

The public highway is located to the west with two entrance/exit points at each end of the station. To the east is a high retaining brick wall. In the south eastern corner of the site between the retaining wall and the ancillary shop is an area which is used for storage which on visiting the site contains a wooden shed like structure.

PROPOSAL

The application seeks permission for a proposed storage facility building within the south eastern corner of the site, between the ancillary shop and retaining wall, divided between goods storage and refuse. The existing gas contained in the vicinity would be relocated slightly to accommodate the building.

The Proposed Site Plan is shown to have a footprint of 4.2m x 4.75m, with a small door on the northern elevation facing the four court. The external walls of the proposed building would be constructed of stone. The building has a steep lean to pitched roof to be constructed of grey slate tiles.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy

(adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/0563	Redevelopment of existing petrol filling station (Refused)
SMD/2003/0961	Redevelopment of existing petrol filling station (Approved)
SMD/2006/0827	8 No. fascia signs and 1 no. illuminated projecting sign (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 29th March 2018
Neighbour consultation period ends: 8th March 2018
Press Advert: N/A

Public Comments

Mr D Blakeman – Objects:

The site was developed into a large 24hr site, having previously been a small family concern that's operation hours were limited. It was a condition of that planning permission being granted that all staff and customer parking would be accommodated on site.

This condition has never been adhered to or policed. Both staff and customers parking on and blighting neighbouring land and property. Customers regularly parking on the highway and pavements. This is a very dangerous road, so much so it was deemed necessary to install fixed speed cameras due to multiple fatalities.

The parking of staff and customers off site is indicative of the lack of parking available currently. As such a further reduction of this parking due to the construction of a store should be dismissed.

I would welcome an investigation into the planning stipulation that has not ever been met.

Town / Parish Comments

Cheddleton Parish Council – No Objection

Severn Trent Water

No objections subject to drainage conditions

Staffordshire County Council Highways

The area is already used for storage. Although it will be larger than the current bin/gas store area (and permanent and the gas store is being relocated), it will not adversely affect the operation of the forecourt of the highway.

Regarding parking, SMDC does not have specific parking standards. There would not be a parking requirement for a storage building in any even and the PFS and shop are already in operation.

There are no highways objections to this application.

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The site is located within the development boundary of Wetley Rocks and is not constrained by any sensitive statutory designation. The application is therefore not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF and as such the presumption in favour of sustainable development is engaged.

Given the modest nature of development, and planning policy context set out above, it is considered that the principle of development is acceptable subject to all relevant material planning considerations.

Design

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

The proposed storage facility comprises a single storey structure which is to be located in the corner of the site and sits subordinate to the existing shop building. It is to be constructed of similar materials and is considered to be of an appropriate scale which is appropriate for its use and proportionate to the rest of the site. The building will help to bring some order to this part of the site and is therefore considered to represent a visual improvement on what currently exists.

In summary, the proposed development is thought to comprise a design which responds well to its surroundings and falls in line with the design principles set out within Policies SS1 and DC1 of the Core Strategy.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The proposed development is located within the confines of the existing service station which is bounded to the east by a high retaining wall, to the south by the ancillary shop, and is a substantial distance from the nearest residential property.

Due to its modest scale, its positioning within the site, its distance from neighbouring residential properties, and its non-residential use, there will be no adverse harm to the amenity of any neighbouring residents or general public as a result of this proposal, in accordance with Policy DC1 of the Core Strategy.

Highway Safety

Policy T1 of the Core Strategy requires all new development to be located where it can be satisfactorily accommodated within the existing highway network without having any adverse effects on highway safety.

Paragraph 32 of the NPPF states that applications should only be refused on highway safety grounds where the residual impacts are found to be severe.

An objection has been received from a member of the public which refers to the current parking situation and that this would be worsened as a result of this development.

The plans demonstrate that due to the modest scale of the proposal, there would be no change to the parking arrangement for staff and customers using the ancillary shop positioned adjacent to the proposed store.

The Highways Authority have confirmed that the proposed storage facility would not have any adverse impacts on the operations of the forecourt or the public highway. The plans demonstrate that there would be no material change or reduction to the parking area associated with the shop, and the Highways Authority have confirmed that they have no objection to this application.

The application is therefore considered to fall in line with Policy T1 of the Core Strategy and Paragraph 32 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent to construct a storage facility within the existing confines of Wetley Rocks Service Station, Cheadle Road, which is made up of petrol fuelling stations; an ancillary shop with associated parking provision; and a small storage area.

The site lies within the development boundary and is not constrained by any sensitive statutory designations, and restrictive NPPF policies. The presumption in favour of sustainable development is engaged. The principle of development is considered to be acceptable subject to all relevant material considerations.

The proposed storage facility is of a modest scale which sits subordinate to the ancillary shop and is considered to be proportionate to the wider site context, and is to be constructed of appropriate materials. The proposed development is therefore considered to be acceptable in design terms in accord with Policies SS1 and DC1 of the Core Strategy.

Due to the nature of proposed development, its positioning within the site, its non-residential use, and distance from neighbouring properties, the application will not result in any adverse harm to the amenity of neighbouring properties.

An objection has been received on grounds of highway safety with regards to a loss of parking provision associated with the ancillary shop. The parking layout would not be altered as a result of the proposed storage facility and as such no adverse harm to highway safety will result from this application, in line with Policy T1 of the Core Strategy.

In line with Severn Trent Water recommendations, a Drainage Scheme will be required to be submitted and approved prior to commencement of development, and carried out in accordance with the approved scheme.

In conclusion, there are no adverse impacts which significantly or demonstrably outweighs the presumption in favour of sustainable development and as such the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 9th April 2018

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council