DELEGATED REPORT

FILE REFERENCE : 09/00297/FUL	DECISION : APPROVE TOWN/PARISH COUNCIL LETTER : YES

PUBLICITY/REPRESENTATIONS :

Town/Parish Council: No objections
Highways Officer: N/A.
Environmental Health: N/A
Neighbours: None

CASE OFFICER ASSESSMENT :

The application site is located adjacent to Hough Hill, Brown Edge in the western part if the site adjoining the road. To the north of the site is 'The Cottage', to the east are open fields, to the west is Hough Hill and Hill Top Cottage beyond and to the south is Hunters Moon. The site is located within the Green Belt and on land classified as Special Landscape in the Local Plan.

Visual Amenity: The proposal will be a significant improvement of the dilapidated building that is currently present on site. The new extensions will have a significant visual improvement on the existing farm building and the countryside in which it is sited. The new extensions will complement the original south facing elevation and will also enable the removal of unsuitable extensions and additions that have occurred over time on the north and east elevations. The proposal will be of a similar height to the existing building and the proposal will occupy a smaller footprint than compared to what is currently present on site. Therefore, as the proposal will not have an adverse impact on the visual amenities in the area and the Special Landscape Area in which it is sited.

Residential Amenity: There are no residential properties in the immediate vicinity that would raise any concerns with regards to residential amenity due to the design and orientation of the building and the distances maintained.

Other Matters: This proposal will keep the building in active use, which will help secure the building in the long term, through sympathetic adaptations. The existing access is to be used and the proposal will not create any adverse safety issues, as the proposal will not deviate significantly from the situation that is present. .

The application is recommended for approval as it accords with the following policies

Staffordshire Moorlands Local Plan "Saved Policies"

B13 – Design
H13 - Housing
N2 - Green Belt
N8 – Special Landscape Area
N9 – Special Landscape Area

National Policies

PPS1
PPG2
PPS7

PLAN NOS : 3820-3-02, 3820-3-03

RECOMMENDATION :

GRANT planning permission subject to conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development (including full details of windows, doors and rainwater goods) have been submitted to and approved in writing by the District Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the District Council as Local Planning Authority.
Reason:-
To ensure that the appearance of the development is acceptable to the District Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as specified in Part 1 Class(es) A, B, C, D, E, F, G and H and Part 2 Class(es) A, B and C without express planning permission first being obtained from the Local Planning Authority.
Reason:-
To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area, and to ensure that adequate private open space is retained within the curtilage of the building.

4. The development hereby permitted shall not be commenced until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- Hard surfacing materials

Soft landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate
- Implementation timetables

Reason:-
To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

5. The development hereby permitted shall not be commenced until a schedule of landscape maintenance for a minimum period of five years including details of the arrangements for its implementation has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule.
Reason:-
To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

Footnote:

Staffordshire Moorlands Local Plan – Policy B13, H13, N2, N8 and N9. It is considered that the proposed development will have no adverse impacts on the scale and character of the existing building, the surrounding area, including the Green Belt and Special landscape Area and will have no unacceptable adverse effects on the enjoyment of any neighbouring properties.

DATE ..... **SIGNED** .....
CASE OFFICER

DATE 20/5/09 SIGNED .....
CASE OFFICER

DEVELOPMENT CONTROL MANAGER COMMENTS :

DATE 20/5/09 SIGNED .....