DELEGATED DECISION REPORT

SMD/2018/0317	**TOTMONSLOW FARM**	**VARIATION OF CONDITIONS**
Valid 23/05/2018	**DRAYCOTT ROAD**	**3, 4, 7, 8, 9, 10, 11, 12, 14, 19,**
	TOTMONSLOW	**20, 22, 24 AND 26 RELATING**
	UPPER TEAN	**TO SMD/2017/0099**
		(FULL - MINOR)

MAIN ISSUES

- To ensure that the proposed amendments to conditions would retain the controls intended in the granting of the original consent (SMD/2017/0099) whilst allowing the two plots to be developed independently.

DESCRIPTION OF SITE

The site occupies approximately 0.5 hectares (1.3 acres) and comprises the imposing three storey detached red brick farm house set back from the road; a detached two storey white rendered cottage close up to the road edge at the NW corner of the site and a range of farm buildings including older brick and tile two-storey barns and more recent brick single storey buildings. The development proposals – as previously approved under SMD/2017/0099 – relate to a brick and tile open fronted cart shed / store (Plot 1) to the SW corner of the red edged site and to a larger mainly two storey former livestock housing with loft storage (Plot 2).

PROPOSAL

The proposal seeks a re-wording of certain conditions attached to the original permission in order that the site can potentially be developed in two independent parts (plot 1 comprising one residential unit and plot 2 comprising two residential units). The proposed development would remain in exact accordance with the original approved proposals. The red edge remains as previously but in an amended site plan (TF-20 C) two separate plots (1 and 2) have been identified by bold green edging. By distinguishing the two plots in the conditions it would be possible for separate owners of the two plots to proceed without becoming responsible for fulfilling conditions in the other plot not in their ownership or control.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in favour of sustainable development

SS6c Other Rural Areas – Area Strategy
SD1 Sustainable Use of Resources
H1 New Housing Development
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

National Planning Policy Framework (NPPF)
Paragraphs 1 – 17
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 11 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
PAD/2016/0070 – Pre-application advice was sought in November 2016 for a possible Class Q Permitted Development barn conversion scheme.

SMD/2017/0099 – conversion of 2no. barns to 3no. dwelling houses, associated landscaping and access, including alterations to landscaping at existing dwelling.

CONSULTATIONS

Publicity
Site Notice expiry date: 5th July 2018
Neighbour consultation period ends: 14th June 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Draycott Parish Council – no objection – plans were considered at Parish Council meeting 11/06/2018

OFFICER COMMENTS

Principle of Development
The acceptability of this development in principle is confirmed by grant of the 2017 consent SMD/2017/0099. The application proposes to retain all conditions as previously worded save that, firstly: it is proposed to substitute a revised plan TF20C in place of TF20A under condition 3 (plans condition). This defines by demarcation with a bold green line two separate development plots. Secondly, by insertion into the pre-commencement conditions the words 'of each plot' / 'for that plot' the proposal is to retain the same condition but varied so that each would apply to each plot independently without necessarily needing to be submitted for the other plot.

Design
Unaltered from that approved.

Amenity
No new considerations arise. The division into two potentially independent plots possibly increases the chance that one is developed before the other or that one could remain undeveloped for an extended time. The plots are sufficiently separate however to mean that neither plot would be adversely affected. There is for example limited indivisibility between the unit of plot one and those of plot two.

Highway Safety
No new considerations arise. The single unit on plot one would be served by access independently of that serving the units of plot two.

CONCLUSION / PLANNING BALANCE
The conclusion to the determination of the first approved scheme was that the development would make use of existing buildings of (non-designated) historical interest and vernacular architectural merit to provide three new dwellings and is therefore a welcome development given its sustainable location being alongside a main road and closely associated with the immediate small developed community of Totmonslow and within 1km of Upper Tean which is one of the District's larger villages.

The single set of conditions worded to apply across the entire development as first approved (2017) clearly and understandably was inhibiting the division and sale of separate plots from within the single scheme.

The application to vary certain of the conditions in order to achieve independence between the plots would not alter the ultimate outcome of the development whilst making it more likely to proceed and on this basis the variations to the conditions are recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 18th July 2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council