DELEGATED DECISION REPORT

SMD/2019/0187	**HAYES GATE FARM STAR BANK OAKAMOOR**	**VARIATION OF CONDITION 1 RELATING TO THE APPEAL DECISION FOR DET/2018/0002**
Valid 10/04/2019		
		(FULL - MINOR)

MAIN ISSUES

- Consideration of the works allowed under the Class Q appeal;
- Design and visual impact.

DESCRIPTION OF SITE

The application site is Hayes Gate Farm, Star Bank, Oakamoor. The site is accessed directly off Star Bank via a long and narrow, partly shared access track which runs past Hayes Gate Cottage at the junction. The site consists of the application building itself as well as a collection of other structures such as two stone buildings to the south east of the application building (one with corrugated sheet roofing, the other finished with tiles) and a lengthy rectangular, open sided, block and corrugated sheet shelter/building directly opposite. The application building has a footprint of approximately 23m x 9.5m (plus overhang) and a shallow pitched roof. The buildings within the site are fairly close together in a loose courtyard arrangement.

A Public footpath runs along the access track, to the north of the application site, over a stile and into the field/woodland beyond where it splits into two to take a north-easterly and south-easterly route. The application site is located within the open countryside but it does not have a Green Belt designation, does not lie within a Conservation Area and there are no listed buildings/structures nearby. The application building can be seen from Star Bank, it is some distance away but the undeveloped land between the building and the road allow for views of the site.

PROPOSAL

To vary condition number 1 relating to the allowed appeal reference APP/B3438/W/18/3202031 (Local Authority Reference Number DET/2018/0002). Condition number 1 relates to the plan numbers. The applicant seeks to increase the amount of timber cladding on the exterior of the building. All other aspects of the proposal appear to remain the same as were allowed at appeal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6	Rural Areas
SS6c	Other Rural Areas Area Strategy
SD4	Pollution and Flood Risk
DC1	Design Considerations
DC3	Landscape and Settlement Setting
R1	Rural Diversification
R2	Rural Housing
T1	Development and Sustainable Transport

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

> "…decision-takers may also give weight to relevant policies in emerging plans according to:
> - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
> - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
> - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan

sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

SS1	Development Principles (Moderate)
SS1a	Presumption in Favour of Sustainable Development (Significant)
SS4	Strategic Housing and Employment Land Supply (Limited)
SS10	Other Rural Areas Strategy (Limited)
SD4	Pollution and Water Quality (Significant)
SD5	Flood Risk (Significant)
DC1	Design Considerations (Moderate)
DC3	Landscape and Settlement Setting (Significant)
H1	New Housing Development (Limited)
T1	Development and Sustainable Transport (Moderate)

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwelling.
2. Design Principles for Development in the Staffordshire Moorlands: Conversions.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including Sections;

2: Achieving sustainable development
5: Delivering a sufficient supply of homes
9: Promoting sustainable transport
12: Achieving well-designed places
14: Meeting the challenge of climate change, flooding and coastal change
15: Conserving and enhancing the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2017/0030	Change of Use of Agricultural Building to Dwelling house. Refused.
DET/2018/0002	Change of Use of Agricultural Building to Dwelling house (Class C3) resubmission of DET/2017/0030. Refused.
APP/B3438/W/18/3202031	Change of Use of Agricultural Building into Dwelling house (Class Q). Appeal against refusal of application reference DET/2018/0002.

CONSULTATIONS

Publicity

Site Notice expiry date: 05/06/2019.

Public Comments: None received.

Cotton Parish Council: No objections.

OFFICER COMMENTS

The application is made to vary condition number 1 of allowed appeal decision reference APP/B3438/W/3202031. Essentially the application is made to amend the design of the building by increasing the extent of timber cladding on each side of the building. The scheme as allowed at appeal included the walls being constructed by a mix of materials including Yorkshire boarding, blockwork, corrugated metal sheeting and red brick. The submitted plan now shows that each of the walls would consist of full height timber panelling (save for a small blockwork plinth) and the wooden timber door feature on the south-east elevation. The applicant proposes to use a Thermowood Pine cladding. No other amendments are proposed.

Although this is a Full Planning permission matters concerning the principle of development, location/siting, highways, noise, flooding and contamination have already been considered and a significant material consideration is the fact that there is an extant Class Q decision in place for the conversion works. This scheme differs only from the Class Q approval by reason of the amended wall materials and leaves only matters of design/visual impact to consider.

The application building is set a considerable distance back from the roadside but is visible from it across the open and undeveloped fields. At the time of the site visit the land still contained a range of disused agricultural buildings including an open-sided corrugated sheet and blockwork building and two stone and tile gable buildings. The application building is seen in the context of the redundant buildings and against the backdrop of Ramshorn Common and its protected trees. The building is accessed via a narrow track with which access is shared with the occupants of Hayes Gate Cottage.

The appeal decision allowed a building with multiple exterior surface materials, including corrugated metal sheet roofing, blockwork walls, Yorkshire boarding, brickwork and metal cladding. The use of extended areas of Thermowood Pine would simplify the appearance of the building by reducing the number of surfacing materials. It is considered that there are no grounds in which to object to the proposed cladding material, it is a natural material which would be seen within the open countryside and could arguably have been permitted under the Class Q provisions. Other buildings on the site consist of a range of building materials and this proposal would unlikely look objectionably out of place.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions. A significant material planning consideration is the existence of an extant Class Q approval which could be implemented at any time. The proposed use of Thermowood Pine raises no design or visual impact objections.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson.
Recommendation Date: 11/06/2019.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council