DELEGATED DECISION REPORT

SMD/2019/0461 **Valid 05/08/2019**	**ALTON TOWERS FARLEY LANE** **FARLEY**	**VARIATION OF CONDITION 2 OF PLANNING PERMISSION SMD/2013/1047** **(FULL - MINOR)**

MAIN ISSUES

- Impact on Heritage assets

DESCRIPTION OF SITE

The proposal relates to the back of house area of the Cbeebies Land within the Alton Towers Resort. As part of the re theming of this area granted under SMD/2013/1056, back of house facilities were approved in drawing 123F

The site is part of the Alton Towers resort which lies within the Alton and Farley Conservation Area. There are a number of Listed buildings and structures within the resort. The gardens are Registered.

PROPOSAL

During consideration of SMD/2019/0155 for an additional porta cabin within this area, it became apparent that the porta cabins approved in SMD/2013/1056 had not been sited in accordance with approved drawing 123 F. This Section 73 application seeks to rectify this.

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
DC 2 Heritage

National Planning Policy Framework

CONSULTATIONS

Publicity

Site Notice expiry date: 12/9/19
Press Advert: 11/9/19

Public Comments
None received

Alton Parish Council No objection

Farley Parish Council No objection

Conservation Officer No comments to make

OFFICER COMMENTS
The siting of the porta cabins as now proposed raises no issue in terms of heritage impact. Although within the Conservation Area, the site is enclosed and benefits from mature planting. There is no adverse impact. There is no intervisibility with any Listed buildings/structures or the Registered gardens. There is compliance with Policy DC2 and the NPPF which seeks to protect the historic environment.

The amended siting raises no heritage issue. There are no other material issues to consider. A recommendation of approval is made.

OFFICER RECOMMENDATION :

Case Officer: Jane Curley
Recommendation Date: 12.09.2019

X

Signed by: JaneC
On behalf of Staffordshire Moorlands District Council