DELEGATED DECISION REPORT

NMA/2019/0023 **Valid 27/09/2019**	**HAYES GATE FARM STAR BANK** **OAKAMOOR**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2019/0187 FOR THE DELETION OF APPROVED ROOF-LIGHTS FROM SCHEME** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- To consider whether the amended proposal is materially different from the scheme approved at appeal;
- Design/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.

It is noted that the residential conversion works have commenced.

PROPOSAL

This is a Non-material Amendment application to omit the 10 roof lights (5 on each side of the roof slope) which were allowed at appeal for the Class Q conversion works.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC3 Landscape and Settlement Setting

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 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)
DC1	Design Considerations (Moderate)
DC3	Landscape and Settlement Setting (Significant)

Supplementary Planning Guidance

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

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
12:	Achieving well-designed places

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 (Class Q).	Change of Use of Agricultural Building into Dwelling house Appeal against refusal of application reference DET/2018/0002.
SMD/2019/0187	Variation of condition 1 relating to the appeal decision for DET/2018/0002. Approved.

CONSULTATIONS

Publicity

As a non-material amendment the Local Planning Authority has discretion regarding the undertaking of further consultations. Neither the original Class Q application nor the subsequent Variation of Condition application generated any design objections. Previous comments from the Conservation Officer concerning the Class Q application did refer to design and this is discussed later in the report.

OFFICER COMMENTS

The application requires consideration of the design merits of the proposed alterations, including whether there would be any wider and adverse visual or street scene impact. The Class Q appeal allowed for the conversion to include a total number of 10 roof lights. One of the reasons why the council objected to the Class Q conversion was due to the excessive number of window openings and amount of glazing. Whilst the appeal has allowed for the openings within the walls the proposal to remove the 10 roof lights is welcomed. Omission of the roof lights will ensure that the roof, and the building as a whole, has a more 'solid' and simplistic appearance. The scheme raises no street scene implications and accordingly the application is recommended for approval.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the proposed amendments are acceptable and that the application should be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 29/10/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council