DELEGATED DECISION REPORT

NMA/2020/0012 **Valid 17/03/2020**	**2 POST LANE** **ENDON**	**NON-MATERIAL AMENDMENT RE SMD/2019/0092 CONDITION 1, PROPOSED REPOSITIONING OF DRIVE ACCESS TO PLOT 2** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- To consider whether the amended scheme (as now proposed) is materially different from the scheme approved under planning application reference number SMD/2019/0092 including taking into account the changes allowed under approval of application NMA/2019/0027;
- Highways;
- Design/visual impact/street scene;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is a parcel of land, roughly rectangular in shape, fronting Post Lane. The application site is located within the Endon Village Development Boundary. A very small part of the site frontage lies within a Flood Zone. The application site is not located within a Conservation Area; there are no Listed Buildings and no protected trees either within or close to the application site grounds. Planning permission has been granted for the erection of two detached dwellings, each with off-road parking and external amenity space. The site forms part of a ribbon of residential development and is flanked on both sides by two-storey detached dwellings.

PROPOSAL

The application is for a non-material amendment following on from approval of application SMD/2019/0092. The application forms state the proposed change is the repositioning of the access (vehicular) to plot number 2.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
DC1	Design Considerations
T1	Development and Sustainable Transport

<u>Supplementary Planning Guidance</u>

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

2. Space About Dwellings.

<u>Supplementary Planning Document</u>

1. Staffordshire Moorlands Design Guide

Emerging Staffordshire Moorlands Local Plan

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 was agreed by the Council and the subject of public consultation between 18th September 2019 and 31st October 2019. The schedule consisted of modifications that the Inspector has deemed necessary to make the Local Plan sound. Following the consultation, the Inspector concluded that further hearing sessions were necessary to consider; proposals for safeguarded land at Gillow Heath in Biddulph, housing land supply, Local Green Spaces in Cheddleton (Ox Pasture), Biddulph (Dorset Drive and implications for the emerging neighbourhood plan) and Blythe Bridge. They were held on 4th and 5th February.

On 27th February, the Inspector issued his post hearing advice. Key recommendations in the letter include:

- The proposed safeguarded land at Gillow Health, Biddulph should be removed. Neither should the site be allocated for housing as requested by the landowners as the case for exceptional circumstances has not ben met. The land will remain Green Belt as per the Local Plan Submission Version agreed by the Council in June 2018;
- No further housing allocations in Biddulph are required;
- No further amendments to the housing trajectory are required aside from pushing back the predicted commencement of the Wharf Road, Biddulph site (excluding BDNEW) until 2022/23.
- Monitoring of housing supply will determine if a full or partial Local Plan review is required within 5 years;
- Land at Ox Pasture (Cheddleton) and Dorset Drive (Biddulph) should revert back to the Local Green Space designations as per the Local Plan Submission Version as agreed by the Council in June 2018;
- Other modifications were considered during the recent hearings sessions are necessary to make the plan sound, including; updating neighbourhood area housing requirements (Policy SS4) to reflect the latest monitoring data, updating the employment land area for the Tunstall Road allocation to reflect the masterplan and other adjustments to the wording of Policy SS4 and Policy DC2.

No further representations will be sought by the Inspector. As such, the Local Plan policies as proposed to be modified in September 2019 along with the Inspector recommended revisions (February 2020) provide a strong indication of the final policies likely to be adopted in the Local Plan. The Inspector's final report is expected within 2 months and will reflect the post hearing advice. The Council will be able to consider the adoption of the Local Plan at this point. As such, the plan is at a very advanced stage of preparation with some of the key outstanding objections now having been resolved following the February 2020 hearing sessions.

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 considered below:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the main modifications have been subject to consultation

- The extent to which there are unresolved objections to relevant policies this varies depending on the policy in question – the Inspector wishes to explore outstanding objections on a limited number of issues at the February hearing sessions further before drawing conclusions.
- The degree of consistency of the relevant policies in the emerging plan to this Framework – policies have been modified to address soundness issues identified by the Inspector to date. It is the Council's view that the policies (as modified) are consistent with national policy. The Inspector has yet to draw final conclusions, particularly on the matters subject to further hearing sessions.

Given the above, the majority of policies (as modified) can be given substantial weight

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Area Strategy
DC1	Design Consideration
T1	Development and Sustainable Transport
Appendix 8	Parking Guidance

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
5:	Delivering a sufficient supply of homes
9:	Promoting sustainable transport
11:	Making effective use of land
12:	Achieving well-designed places
14:	Meeting the challenge of climate change, flooding and coastal change.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0092	Demolition of existing dwelling and erection of 2no. detached dwellings . Approved.
NMA/2019/0027	Non material amendment relating to SMD/2019/0092. Approved.

CONSULTATIONS

Staffordshire County Council Highways: No objections subject to conditions.

OFFICER COMMENTS

This application does not raise any consideration of the principle of residential development on this site. Permission has already been granted (SMD/2019/0092) for the demolition of a dwelling and the erection of 2 No. detached dwellings. This application should therefore be considered in terms of any potential highways implications, design, visual impact and neighbour amenity.

Highways
The initial planning consent allowed two dwellings, each with their own vehicular access, off road parking area and integral garage. NMA/2019/0027 then permitted an amendment to Plot 2 whereby the integral garage was allowed to become living accommodation (marked as office on the approved plan) and the external parking area increased in size to provide for the displaced third vehicle. The actual vehicular access points of both plots 1 and 2 remained in the same location. The NMA application now being considered retains the amount of off-road parking space serving Plot 2 but repositions the access further to the /north, alongside that of Plot 1. Within the curtilage this means

that the hardstanding parking area would be 'flipped' so that the parking spaces were outside of the office window rather than the lounge window.

The County Highways officer has confirmed that he has had discussions with the applicant and raises no objections to the amendment. The Highways officer recommends approval on the understanding that all of the originally imposed conditions remain in force. It is borne in mind that the previous NMA application changed the parking arrangements of Plot 2 (outlined above)

Design and Visual impact
Approval of this application will result in some design and visual change to the plot. However, the changes are limited to the access point and the surfacing layout. There is no significant change to the extent of hardstanding from that accepted under the NMA/2019/0027 approval. The scheme raises no concerns. it is not unusual to see two accesses side by side.

Neighbour amenity
The proposed change will not harm the amenity of any proposed future occupiers of the new build. The layout alterations mean that the stationary vehicles will now be further away from the plot 1 dwelling and its occupants. On-site parking provision will remain the same, albeit in a different arrangement than that originally approved. The drive will run alongside that belonging to Plot 1 but it is not considered this change will have any significant amenity impact upon the Plot 1 occupants as their nearest ground floor room is a garage.

CONCLUSION / PLANNING BALANCE

For the reasons outline above it is recommended that the application is approved. The scheme proposes minor changes and does not raise any highways, neighbour amenity, design or visual impact objections.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 30/03/2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council