DELEGATED DECISION REPORT

SMD/2020/0060 **Valid 03/02/2020**	**NEW HADEN PUMPS** **DRAYCOTT CROSS ROAD** **BROOK HOUSES** **CHEADLE**	**PROPOSED REPAIR & PART REPLACEMENT OF EXISTING BOUNDARY WALL** **(FULL - MINOR)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Historic Environment/importance;
- Highways;
- Coal.

DESCRIPTION OF SITE AND PROPOSAL

The application relates to part of a high level boundary wall belonging to the New Haden Pumps site complex on Draycott Cross Road, Brook Houses Cheadle. The wall is partly adjacent to the highway, returning into the site before projecting outwards towards the north in the direction of an existing vehicular access. The wall occupies a very visually prominent location at the side of the road, is constructed from red/brown brick and continues in a southerly direction where it forms part of the wall integral to a roadside brick building. There are slight variations but the roadside land levels do not have any significant change. The height of the existing wall varies. Roadside heights are between approximately 3.5m and 4m. Walls seen from within the site are up to approximately 2m high. The application seeks consent for the rebuilding of damaged parts of the wall.

For the purposes of planning policy consideration the application site is located within the Cheadle Town Development Boundary and also on the very edge of a Coal Development High Risk Area. Planning records show the possibility of some historic interest on the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5c	Cheadle Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport

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
SS7	Cheadle Area Strategy
SD1	Sustainable Use of Resources
DC1	Design Considerations
DC2	The Historic Environment
T1	Development and Sustainable Transport

National Planning Policy Framework

Including sections;

2:	Achieving sustainable development
6:	Building a strong, competitive economy
12:	Achieving well-designed places
16:	Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Lots of planning history on the wider New Haden Pumps site but nothing relevant to this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/03/2020.

Public Comments: No representations received.

Cheadle Town Council: No representations received.

Severn Trent Water: No objections to the proposals and no drainage condition required. Severn Trent advise that there may be a public sewer running through the site.

Staffordshire County Council Highways: No objections on highways grounds. No suggested conditions.

Conservation Officer: No objections to the application. The HER says it's the remains of 20th century brickworks. The early OS maps actually show this area as former railway sidings. The area they want to rebuild is so fragmentary and at the edge of the site that it will not cause any harm to this non-designated asset.

Coal Authority: Means of enclosure such as boundary walls are on Part B of our exemption list so you would just need to include our standard Informative Note to the decision notice if you are minded to grant approval.

OFFICER COMMENTS

Principle of Development
There are no objections to the principle of rebuilding parts of the boundary wall and therefore the main considerations in this case are design and visual impact matters, highway safety, drainage,

Design and visual impact (including historic environment/importance)
Planning records indicate that there is some historic interest within the site with reference made to the site being a former brickworks dating back to the early 20th Century. The Conservation officer advises that early Ordnance Survey maps show this particular area as former railway sidings and comments that the area to be rebuilt is so fragmentary and at the edge of the site that it will not cause any harm to this non-designated asset. The applicant intends to use matching red/brown facing brickwork where necessary with the roadside facing buttresses being replaced like-for-like where necessary. This is a simple scheme where there are no design, visual impact or heritage/Conservation reasons why the application should not be supported.

Highways
The proposal is to replace/repair an existing boundary wall which is close to a busy road. The County Highways officer has visited the site and confirms there are no objections to the scheme. The officer comments that the proposal will not affect existing visibility at the neighbouring access and no conditions or informative notes are proposed.

Drainage
Officer's from Severn Trent Water confirm they have no objections to the application but advise that there may be a sewer located within the application site. STW recommend some informative notes to advise/remind the applicant/developer of their responsibilities in relation to development in close proximity to sewers.

Coal
The very edge of this site is shown to be within a Coal Development High Risk Area. The Coal Authority (CA) confirms that enclosures such as boundary walls are on Part B of their (CA) exemptions list and therefore a standard informative note should be applied in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above within the report it is concluded that the proposal is acceptable, raising no design, visual impact, highways, drainage or coal related concerns. Conditional approval is therefore recommended.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 01/04/2020.

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council