DELEGATED DECISION REPORT

SMD/2020/0174	**WHISTON VILLAGE HALL**	**ERECTION OF BEER STORE**
Valid 27/03/2020	**WHISTON EAVES LANE**	
	WHISTON	**(FULL - MINOR)**

MAIN ISSUES

The principle of the development
The impact on the character and amenities of the area

DESCRIPTION OF SITE

The site is in the countryside a short distance to the south of Whiston village and is on the west side of Eaves Lane. It comprises Whiston Village Hall, a two-storey split-level brick-and-tile building and a large car park. It is surrounded by open land. There is a farm building immediately to the north of the site. The land slopes downwards towards the west.

PROPOSAL

This is a full planning application for a small beer store to be attached to the side of the building at lower ground level and which would be beneath a foot-bridge leading from the car park to the upper floor of the building (presumably a fire escape). It would be in the form of a lean-to extension to the building finished in concrete blockwork and a felt roof. It would have a footprint of 8 sq.m.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (Adopted March 2014)

DC1 Design Considerations

National Planning Policy Framework (Feb 2019)

Section 12 (Design)

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.

Emerging Policies

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

DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 2.6.20
Neighbour consultation period ends: 2.6.20
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Severn Trent Water

No objection.

OFFICER COMMENTS

The principle of extending community facility buildings in rural locations is not unacceptable providing there is no harmful impact on the character and appearance of the countryside and there is no significant traffic generation. I do not consider the character or amenities of the area would be harmed by this proposal. It is a very small scale extension and although the concrete blockwork materials would contrast with the red brick of the main building, the store would be discreetly placed at basement level to the side of the building. There is a good level of tree and vegetation screening along the boundaries of the site and a nearby farm building to the north would also provide additional screening. It would not be visible from anywhere outside of the site including from the site access off Eaves Lane. Even within the site, it would only be visible from a small part of the car park and the footbridge leading to a side door to the building but would not be harmfully prominent. It would not be visible from the path to the main entrance to the village hall building . There are no neighbouring properties close t the close of the beer store, and therefore the impact on residential amenity is not considered to be a constraint to the development. The proposals do not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE

The beer store lean-to extension respects the scale and appearance of the village hall building and would be very well screened. It would not harm the appearance of the building, the surrounding rural area, residential amenity or highway safety. The proposal would therefore comply with the Core Strategy, the forthcoming Local Plan and the government planning guidance contained in the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 19.6.20

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council