

**KEN
WAINMAN
ASSOCIATES Ltd**

Planning Consultant

PLANNING STATEMENT

Client: **Ms L Reeves**

Location: **Manager's Cottage, Broadhurst Farm, Leek Road, Waterhouses,
STOKE-ON-TRENT, ST10 3LQ**

Proposal: **Variation of Condition No. 2 on planning application reference
SMD/2004/0528 (former ref: 04/00911/FUL) approved on 16 September
2004.**

Date: **April 2021.**

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1. THE PROPOSAL

1.1 The applicant seeks the removal of the occupancy condition in Condition No. 2 on planning application reference SMD/2004/0528 (former ref:04/00911/FUL) approved on 16 September 2004. If the application is approved the intention is to sell the house to a local person who has had to move out of their house and is temporarily living in rented accommodation.

1.2 Condition No. 2 on application SMD/2004/0528 reads:-

“The premises shall only be used for the accommodation of a person and their immediate family employed solely or mainly as the site manager of the short-stay holiday cottages identified on approved plan 002F as Pine, Elm, and Cedar Cottage.”

2. THE SITE

2.1 The application site is located about three-quarters of a mile (as the crow flies) from the edge of the village of Waterhouses. There are two road routes to the village - the main road (A523) and Common Lane a back route via a quiet country lane that links to a paved footpath at the end of the lane. This latter route provides a safe walking and cycling route into the village. The adjoining photograph from Google Earth shows the lane where it meets the paved footpath on the A523 and the edge of the village is just in the distance.



2.2 The application property is part of a group of farm buildings that were converted into four holiday cottages some time ago; one of which became a manager's home under the approval described in Paragraphs 1.1 and 1.2 above. At that time Broadhurst Farm and the holiday cottages were in separate ownerships.

2.3 The applicant bought Broadhurst Farm in 2011 and then in 2012 bought the manager's house together with the three holiday cottages. Since 2012 the building has been used as a holiday cottage named "Birch". The other three holiday cottages are "Pine", "Elm" and "Cedar".

2.4 The building contains a kitchen, a lounge, a bathroom, an entrance hall, and a shower room downstairs with 2 bedrooms and a landing upstairs. The internal area (not counting the internal walls) of the ground floor measures 43.1sq. metres, and the upstairs about 32 sq. metres; a total of about 75 sq metres. The minimum national space requirement for a two-bedroomed, 3-person, two-storey dwelling is 70 sq. metres.

2.5 There is an existing septic tank, a large rear garden to the east, and two car parking spaces in the large car parking area to the southwest.

3. PLANNING POLICY

3.1 The policies mentioned are those in the Staffordshire Moorlands Local Plan (2020).

3.2 The site is located in the countryside outside a larger village and service centre and therefore subject to Policy SS10 (Other Rural Areas) which, amongst things, allows the conversion of an existing rural building to residential use in accordance with Policy H1 and suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC 2;

3.3 Other policies considered include:-

- SS8 – Larger Village Areas Strategy
- SS11 - Churnet Valley Strategy.
- E4 – Tourism and Cultural Development.
- DC1 – Design.
- T1 – Sustainable Transport.

The above policies will be discussed in more detail, as needed, in the next section as will relevant policies in the National Planning Policy Framework (NPPF).

4. THE CASE IN SUPPORT OF THE APPLICATION

4.1 The issues addressed are:-

- Viability of holiday use.
- Policies SS10 and H1.
- Impact on local tourism.
- Residential amenity and Policy DC1.
- Sustainability.

4.2 Each of the above issues is addressed below.

The existing holiday use is not viable.

4.3 The accounts for the tax years ending in April 2017, 2018, 2019, and 2020 for Birch Cottage are in Appendices 1-4. The Cottage made a loss in each of these years. The letting rates (rounded off) in 2017, 2018, 2019 and 2020 were 49%, 53%, 39.5% and 40% respectively.

4.4 Further, I understand that the cottage has never made a profit since it was first let in 2012. For the holiday cottage to be viable letting rates would need to be higher. From previous work with, and comments from local chartered surveyors, rates of 70% or so are generally needed.

Policies SS10 and H1.

4.5 The building already exists and is in C3 Use, although constrained by an occupancy condition, and it has all the facilities and amenities for permanent residential use. In fact, from about 2005 to 2012 it was used as a permanent residence for the manager. Removal of the occupancy condition would allow the building to be used for beneficial purposes on a stable financial footing.

4.6 Policies SS10 and H1 allow the conversion of rural buildings to residential use. Whilst strictly not conversion the proposal would provide a high-quality dwelling of a size that meets national space standards and which is within walking and cycling distance of a larger village. Further, it would represent the optimal viable use of a traditional local building and a possible local heritage asset. It would be unreasonable to expect the building to remain in an unviable use and the building is not suitable for reversion to its original agricultural use.

Impact on local tourism.

4.7 The removal of this building from the tourist market would not have a material effect on tourism provision in the area. There would still be three holiday cottages on the site.

4.8 The proposed layout meets the Council's space about buildings and amenity standards and design requirements in Policy DC1.

Sustainability.

4.8 The site is within walking and cycling distance of the village which is on the Leek to Ashbourne bus route. Common Lane offers a safe route to the village for both pedestrians and cyclists.

6 CONCLUSION

6.1 The proposal would replace an unviable development with a more beneficial use – a high-quality dwelling; one which supports the retention of a vernacular building in a sustainable location and which would have no adverse impacts on the character or appearance of the area.

APPENDIX 1 – ACCOUNTS – THE YEAR TO 5th APRIL 2017

Client Name:	Mrs. Linda Julie Reeves	Client Ref:	R055
Report:	Land & Property	UTR:	8425495056
Assessment Year:	Year to 5th April 2017		

Schedule L: Land and Property

Furnished holiday lettings

Birch Cottage		£	£
Birch Cottage			
Greenstiles			
The Wolery			
Number of properties	1		
Date letting commenced	06/04/2012		
Income			
Income from let property			12,959.18
Expenses			
Rent, rates, insurance, etc.		1,376.16	
Repairs and maintenance		809.51	
Finance charges		8,702.76	
Legal and professional costs		50.00	
Costs of services provided		1,434.78	
Other expenses		2,490.63	
			(14,863.84)
Net profit / (loss)			(1,904.66)
Adjustments			
There were no adjustments for this tax year			
Adjusted profit / (loss) for the year			(1,904.66)

APPENDIX 2 – ACCOUNTS – THE YEAR TO 5th APRIL 2018

Client Name: Mrs. Linda Julie Reeves
Report: Land & Property
Assessment Year: Year to 5th April 2018

Client Ref: R055
UTR: 8425495056

L : Land and Property

Furnished holiday lettings

Birch Cottage

Birch Cottage

Number of properties

1

Date letting commenced

06/04/2012

Income

Income from let property

11,724.37

Expenses

Rent, rates, insurance, etc.

600.48

Repairs and maintenance

165.50

Finance charges

8,462.04

Legal and professional costs

50.00

Costs of services provided

1,456.37

Other expenses

1,342.80

(12,077.19)

Net profit / (loss)

(352.82)

Adjustments

There were no adjustments for this tax year

Adjusted profit / (loss) for the year

(352.82)

APPENDIX 3 – ACCOUNTS – THE YEAR TO 5th APRIL 2019

Client Name:	Mrs. Linda Julie Reeves	Client Ref:	R055
Report:	Land & Property	UTR:	8425495056
Assessment Year:	Year to 5th April 2019		

L : Land and Property

Furnished holiday lettings

Birch Cottage		£	£
Birch Cottage			
Number of properties	1		
Date letting commenced	06/04/2012		
Income			
Income from let property			9,795.05
Expenses			
Rent, rates, insurance, etc.		848.64	
Repairs and maintenance		1,254.41	
Finance charges		8,986.00	
Legal and professional costs		50.00	
Costs of services provided		1,458.75	
Other expenses		1,250.37	
			(13,848.17)
Net profit / (loss)			(4,053.12)

Adjustments

There were no adjustments for this tax year

Adjusted profit / (loss) for the year	(4,053.12)
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APPENDIX 4 – ACCOUNTS – THE YEAR TO 5th APRIL 2020

Client Name: Mrs. Linda Julie Reeves
Report: Land & Property
Tax Year: Year to 5th April 2020

Client Ref: R055
UTR: 8425495056

L : Land and Property

Furnished holiday lettings

Birch Cottage		£	£
Birch Cottage			
Number of properties	1		
Date letting commenced	06/04/2012		
Income			
Income from let property			11,251.58
Expenses			
Rent, rates, insurance, etc.		2,088.58	
Repairs and maintenance		241.01	
Finance charges		7,890.13	
Legal and professional costs		545.00	
Costs of services provided		2,370.63	
Other expenses		367.92	
			(13,503.27)
Net profit / (loss)			(2,251.69)
Adjustments			
There were no adjustments for this tax year			
Adjusted profit / (loss) for the year			(2,251.69)