

ANDREW ELLIS
Planning Consultants Ltd
57 Bollington Road, Bollington, Macclesfield Cheshire SK10 5EJ

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

18th May 2021

Dear Sir

Planning, Design, Access, and Heritage Statement.

Proposed new and replacement boundary fencing and gates at Knypersley Mill, Judgefield Lane, Brown Edge, Staffordshire, ST6 8UG.

Please find enclosed applications for both planning permission and listed building consent that are submitted on behalf of Mr. M. Gutersohn the owner of Knypersley Mill. The documents submitted with this planning and heritage statement include: -

Completed Application Forms dated the 05.05.21 - PP-09805012.
Drawing PD084 LP01 Rev 1 – Location plan - 1:1250@A3.
Drawing PD084 SU01 Rev 2 – Existing site plan – 1:200@A2.
Drawing PD084 SU02 Rev 2 – Existing gate and fence – 1:25@A2.
Drawing PD084 PS01 Rev 3 – Proposed site plan/boundary alterations – 1:200@A2.
Drawing PD084 PS02 Rev 2 – Proposed entrance details – 1@50@A2.
Drawing PD084 PS03 Rev 2 – Stock proof fencing detail – 1@25@A3.
Appendix 1 – Photographs.
Appendix 2 – Millstone Image.

The Proposal.

1. The application seeks full planning permission and listed building consent for the erection of new and replacement fencing around the curtilage of the dwelling. Knypersley Mill is Grade II Listed and does not, therefore, benefit from the permitted development rights for fencing and boundary treatment that would normally be granted by virtue of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). Part 2 of the Order confirms that the erection, construction, maintenance, improvement or alteration of a gate, fence, wall, or other means of enclosure cannot be permitted development where *“it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.”*

2. The proposed development relates to both new and replacement boundary fencing which would “dog-proof” the landward boundaries of the dwelling whilst also maintaining the applicant’s legal commitment to retain stockproof fencing on the boundaries with the adjacent farmland. The proposal would also control access to and from Knypersley Mill whilst improving the security of the property.

3. With reference to materials the photographs attached as Appendix 1 show the simple existing timber post and wire mesh fencing to the farmland boundaries. The proposed new and replacement fencing would comprise of treated peeled white-wood fencing posts with galvanised wire mesh (see Drawing (PD084-PS03-2). The proposed entrance gate and adjacent fencing would comprise UK grown sawn and sanded European oak with galvanised steel or black steel ironmongery (see Drawing PD084-PS02-2). Alterations to the existing driveway would comprise of repair and localised resurfacing in 20-40mm limestone gravel to blend with the existing. Locally sourced reclaimed sandstone sets would demarcate the boundary across the access (see Drawing PD084-PS02-2). It is also proposed to relocate an existing 1.2metre diameter millstone that is currently partially buried on site. This stone would be positioned adjacent to the access so that it provides a “signpost” for the mill entrance A Photo of millstone is submitted in Appendix 2.

Site Location and Relevant Planning History.

4. The application site is located on the west side of Judgefield Lane in an attractive area of open countryside that is within then Green Belt. The dwelling is bounded by the mill pond and agricultural land and has a shared private access drive with Knypersley Mill Farm. The site has no relevant planning history.

Planning Policy

5. With reference to relevant planning policy, the application site is situated within the Green Belt. The Staffordshire Moorlands Local Plan was adopted on 9th September 2020 and sets out the council's vision and strategy for the District until 2033. It also refers to the proposed locations for development and policies which will be used in determining planning applications. The Local Plan covers the Staffordshire Moorlands area except for the part that lies within the Peak District National Park Authority. Relevant policies include: -

- ✓ SS1 – Development Principles.
- ✓ SS2 – Settlement Hierarchy.
- ✓ SS10 – Other Rural Areas Strategy.
- ✓ DC1 – Design Considerations.
- ✓ DC2 – The Historic Environment
- ✓ DC3 – Landscape and Settlement Setting.

6. Policy SS1 seeks to ensure that the development and use of land makes a positive contribution to the social, economic, and environmental improvement of the Staffordshire Moorlands. Particular

reference is made to a well-designed and well-maintained environment with development being undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas.

7. Policy SS2 sets out the settlement hierarchy for the district and requires that all development will need to be of a scale and nature appropriate to the character and role of each area within its hierarchy. The hierarchy refers to Towns; Rural Area Larger Villages; Rural Area Smaller Villages and the Other Rural Areas.

8. Policy DC1 seeks to achieve good design and ensure that all development uses materials that are appropriate to the character of the area. Particular attention should be made to matters of scale, height, density, layout, siting, landscaping, character, and appearance.

9. Policy DC2 refers to the Historic Environment where the Council will seek to conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the Framework.

10. Policy DC3 seeks to resist development which would lead to prominent intrusion into the countryside.

11. Policy SS10 sets out the strategy for the countryside and the green belt where any development must have an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

12. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states; “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” The current Development Plan is the Staffordshire Moorlands Local Plan adopted September 2020. The other “material considerations” to which Section 38(6) refers includes national policy, relevant planning history and site circumstances.

13. The National Planning Policy Framework (Framework) sets out the Government’s planning policies for England. The Framework seeks to achieve sustainable development and explains that this involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life. This includes promoting good design, the continued protection of the countryside and the protection of natural and heritage assets.

14. The Framework identifies a set of core land-use planning principles which should underpin both plan and decision-making processes of Local Planning Authorities. Those that are relevant to this application include:

- ✓ The Continued protection of the Green Belt.

- ✓ Seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- ✓ Conserving heritage assets so that they can be enjoyed by future generations.

Planning Considerations.

The Principle of the proposed development.

15. The application site lies in open countryside within the Green Belt. The repair to the access drive and the construction of new and replacement boundary fencing constitutes an engineering operation, and as such falls to be assessed against Paragraph 146 of the Framework. The policy essentially states that engineering operations are not inappropriate in Green Belt provided that they preserve openness and do not conflict with the purposes of including land in the Green belt. The existing drive would continue to give access to the house and there is no intention to enclose any land that does not already form part of the curtilage to the building. The existing garden space around the dwelling is clearly defined and this would be retained.

16. The driveway would be repaired by means of localised resurfacing in 20-40mm limestone gravel to match the existing. Locally sourced reclaimed sandstone sets would demarcate the boundary across the access (see Drawing PD084-PS02-2). The proposed new and replacement fencing would preserve the openness of the Green Belt and would not be inappropriate development in terms of Paragraph 146 of the Framework and LP Policy SS10. The fencing has been chosen so that its appearance would have no adverse impact on this area of open countryside and satisfy the requirements of LP Policies DC1 and DC3. There is no nature conservation or archaeological interests present at the site to be affected by the proposed development. Whilst the site is located within the Green Belt the proposed development would have no impact on the quality of its landscape setting. There are also no nearby residential properties which would be affected by the proposal.

The effect of the development on the character and appearance of the Listed Building.

17. LP Policy DC2 requires new development to conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the Framework. Paragraph 189 and 190 of the Framework require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the asset's importance and no more than sufficient to understand the potential impact of the proposal on their significance.

18. Knypersley Mill is a Grade II Listed Building (Historic England List Entry Number 1374604). The details of the listing are as follows: -

“II Mill, now converted to a dwelling. Dated 1827. Red sandstone ashlar; raised strings at upper floor, cill levels; rusticated dressings; tiled roof; verge parapets on corbelled kneelers. Lower front of three storeys (mill pond side single storey) and four windows; C20 casements in segmental-headed openings, paired to left (inset to centre on ground floor) and widely-spaced to right, the top floor windows have had their cills lowered; two entrances under right-hand windows, segmental-headed and with boarded doors; a plaque over left-hand door is inscribed "ERECTED/1827". All working gear removed from interior”

19. The proposed driveway repair and the new and replacement boundary treatment, including gates, would be constructed from materials that would be sympathetic to the character of the listed building. The proposal would, therefore, cause no harm to the heritage asset and satisfy the requirements of LP Policy DC2 and Paragraphs 193 – 194 of the Framework.

Conclusion

The proposal is an appropriate form of development in the Green Belt would not cause any harm to the character and appearance of the Listed Building. The materials and design of both the new and replacement boundary treatment is appropriate for the rural area and would not harm the landscape or visual amenity of nearby residents. For the reasons outlined above, the proposal complies with National Guidance and Local Plan policy and as such planning permission and listed building consent should be granted.

Andrew Ellis BA (Hons) Dip Ep MRTPI
Chartered Planning Consultant
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