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Development Management,  
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Contact: Ken Wainman.  
31<sup>st</sup> August 2021  
My Refs: PR 853

Dear Mr Haywood,

**Covering letter/planning statement**

**Bradley Elms Farm, Threapwood, Cheadle, Staffordshire Moorlands, ST10 4RB**

**Renewal of planning permission SMD/2018/0524 - Change of use of two buildings from C1 Bed and breakfast accommodation to C3 dwellings with gardens.**

1. The above development was granted planning permission on the 23rd of November 2018. The permission will expire on the 23rd of November this year. Work on the project has not started because of COVID-19. The applicant, Mrs. Julie Carney, wishes to renew the permission.
2. The present situation on the site is much the same as it was in 2018; the buildings are still unused. It is appreciated that the District no longer has a shortage of deliverable housing land but the three approved dwellings are presumably included in the housing supply statistics.
3. New policies in the 2020 Local Plan have replaced those that applied in 2018. The present policies are fundamentally the same as they were in 2018. This covering letter identifies the difference between the policies then and now; updating the supporting case as necessary.
4. The pertinent current policies are: -
  - SS 1 - Development Principles.
  - SS 2 - Settlement Hierarchy.
  - SS 10 - Other Rural Areas Strategy.
  - SS 11 - Churnet Valley Strategy.
  - DC 1 Design Considerations.
  - DC 3 Landscape and Settlement Setting.
  - E 4 - Tourism and Cultural Development.
  - H 1 - New Housing Development, particularly H 1 (5) (d).
  - NE 2 - Trees, Woodland, and Hedgerows.
  - T 1 - Development and Sustainable Transport.

5. In summary: -

- The proposal accords with policies SS 10 and H 1 which, in combination, allow the conversion of existing rural buildings to residential use. The building is suitable and worthy in physical, architectural, and character terms for conversion. Also, whilst the building is not a historical asset the proposal would make optimal viable use of the empty building.
- The National Planning Policy Framework (NPPF) states that proposals which accord with up-to-date development plan policies are sustainable and should be approved without delay (paragraph 11c, NPPF).
- It is appreciated that COVID-19 has led to an increase in holidays in the UK but it is unlikely that this increase would be sufficient to make a bed and breakfast business on this site viable. The business closed in 2003 because it was not viable, and there is now much more accommodation available in the area at Alton Towers and in the area than there was then.
- The Local Plan design and landscape policies are essentially the same as in 2018. The design is unchanged since then. The approved drawings are those approved in 2018.
- The proposed conversion is in line with the guidance in paragraph 80(c) of the NPPF. The two less than attractive farm buildings to the north of the application buildings would be demolished.
- The present empty buildings will be put into beneficial use.
- The buildings are located well away from other dwellings and the proposed development would not be unneighbourly.
- The internal floor area of all three proposed units exceeds the national space standard. All three houses would contain the facilities necessary for modern living and each would receive adequate natural daylight and sunlight.
- Each of the proposed houses would have a garden of adequate size.
- The proposal would satisfy each of the sustainability objectives in the NPPF.
- In addition to the bat survey in 2018 which found no evidence of bat use a building inspection looking for evidence of bat use was carried out this year. It found no evidence that bats are using, or have used, the building and concluded that the buildings are intrinsically unsuitable for bat use. The 2018 and 2021 bat reports are submitted with this application.
- An up-to-date tree survey is submitted with the application. The trees to the north of the application site are in generally good condition. It is not proposed to fell any of these trees. There are some Category C trees to the immediate east of the eastern single-storey building that the applicant intends to remove – see the submitted tree survey drawing.
- The property was satisfactorily marketed before the 2018 application was submitted and there was no interest.

Kind Regards,

*Ken Wainman*

Ken Wainman Associates Ltd