

DELEGATED DECISION REPORT

SMD/2021/0329
Valid 13/05/2021

THE HOLLY BUSH INN
181 HIGH LANE
BROWN EDGE

ERECTION OF RETAINING
WALL (PART-
RETROSPECTIVE)

(FULL - MINOR)

MAIN ISSUES

- Design and visual appearance

DESCRIPTION OF SITE

Land to the rear of the pub accessed from the public road via the right of the building viewed from the road (north east side).

Land beyond the side and rear boundaries is public access recreation ground. A public footpath runs through the recreation ground from the public road immediately adjacent to the right side (north east) site boundary and heads in a north west direction. The land dips gently behind the pub before rising up again through the recreation ground so that the public footpath has overlooking views of the pub and application site.

PROPOSAL

The retaining wall will be located to the rear of the public house and stand to a maximum height of 1.8m according to drawing 1399/A2/01 rev E [rev B in the electronic file reference but E on the drawing]. It will be constructed from blockwork, with a brick skin finish. It will stand to the immediate south of the recently erected wall that it is currently in situ (and subject of enforcement investigation) and which will be removed once the new wall is in place. The facing brick is proposed "to match those exhibited within the surrounding area".

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
NE1 Biodiversity and Geological Resources

NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2014/0041 – prior approval notice for demolition of the public house – refused.

SMD/2015/0114 – outline application with some matters reserved for demolition of public house and erection of six detached dwellings – withdrawn.

SMD/2015/0427 – outline application with some matters reserved for erection of three detached dwellings with creation of new car park and access to serve public house – approved.

SMD/2017/0458 – erection of 3No. detached dwellings and creation of new car park and vehicular access to serve public house – approved.

DOC/2018/0048 – discharge of conditions 3, 5, 6, 7, 8, 9, 10 relating to SMD/2017/0458 – approved (21.06.2019)

CONSULTATIONS

Publicity

Site Notice expiry date: 13th July 2021

Neighbour consultation period ends: 15th June 2021

Press Advert:

Public Comments

None

Town / Parish Comments

Brown Edge Parish Council – none received

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development

The site is within the Brown Edge larger villages development boundary. The principle has been further confirmed through the granting of permissions SMD/2015/0427 and SMD/2017/0458.

The approved developments show a car park to be formed in part of the land rear of the pub. Work began on this in 2020 but the approach taken involved cut-and-fill levelling and erection of a substantial block work retaining wall which had not been shown on any of the approved plans. This became the subject of enforcement investigation which has led to the submission of this application.

Furthermore the accompanying planning statement from the agent explains that a Structural Surveyor appointed by the applicant, concluded that the wall that had been constructed was not sufficiently robust, and recommended that it be replaced with a new, purpose built retaining wall.

Design

The design concerns with the wall as currently commenced will be effectively largely overcome by the adoption of appropriate locally matched facing brick in place of concrete blockwork. However a further significant gain would be achieved by introducing some climbing or trailing plant landscaping. This could be introduced along the base of the wall as a climbing shrub but may be found to impinge on the available parking space. Alternatively it could be introduced on the edge of the pub garden that is being formed by the overall scheme. A requirement to submit and complete a landscape planting scheme should be attached by condition.

There is no provision in the proposal for any safety fence or rail along the wall top and should there at anytime become a requirement or intention for a fence or railing to be introduced alongside the wall top the details of the materials, design and dimensions should first be submitted for approval and this should be made subject of a condition.

Amenity

There is some implication for public visual amenity but the pub site benefits from a strong hedge along its northerly boundary with the recreation ground and, as noted under design, local matching brick will seem in keeping.

CONCLUSION / PLANNING BALANCE

The main issues of concern with the development as it had first begun will be overcome by the addition of locally appropriate brick to the exterior face. It is unfortunate that the application hasn't specified a particular brick and this should be made subject to a condition to be approved by the LPA. With care in the choice of

brick and by introducing landscape planting as discussed in the report the overall development should be found to fit satisfactorily.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 8.10.2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council