

DELEGATED DECISION REPORT

SMD/2021/0594
Valid 10/09/2021

OLD ENGINE FARM
PERKINS LANE
DILHORNE

**CHANGE OF USE AND
ALTERATION OF FORMER
AGRICULTURAL BUILDINGS
TO FORM 1NO. MULTI-
GENERATIONAL
DWELLINGHOUSE
(RE-SUBMISSION OF
APPLICATIONS
SMD/2021/0212 AND
DET/20200061)**

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- The principle of the development
- The impact on the character and appearance of the area
- The impact on residential amenity
- The impact on highway safety
- The impact on the ecological value of the site
- The impact on ground stability

DESCRIPTION OF SITE

The site lies within the open countryside a short distance to the north-east of Dilhorne village. It comprises part of a farm reached down the end of a long farm track connected to Godleybarn Lane, a country lane to the north. There is a farmhouse, two brick farm buildings across a yard from the farmhouse and behind the brick buildings to the north, two modern open sided farm storage buildings. There is a wind turbine a short distance to the west of the farm buildings which are otherwise surrounded by open land and fields. The site is in the Green Belt and within a High Risk Coal Mining Area.

PROPOSAL

This is a full planning application for the conversion of two single-storey brick farm storage buildings into one large “multi-generational” dwelling, linked by a proposed single-storey glass link structure which would act as a covered passage/hallway between the two buildings. One of the buildings (“Barn A”) was approved to be converted into a dwelling via a 2018 “Prior Approval” application under Class Q of Part 3 of the GPDO (its conversion was deemed to be permitted development not needing a full planning application) whilst full planning permission was granted

earlier this year to convert the other building (“Barn B”) into a 3-bed annex for the dwelling. The full planning permission also approved the same glass link structure. Both of the previous approvals could have been implemented to provide the multi-generational larger dwelling sought by the applicants. The reason for this new full planning application is to include alterations to be approved for one of the buildings and also to provide further details that were requested by the “pre-commencement conditions” attached to both approvals, so that a new planning permission could be granted without any pre-commencement conditions to allow an immediate start on site.

The alterations affect the building approved under the 2018 “Prior Approval”/DET application and include solar panels (24 no.) covering a large part of the south-east facing roof slope, the insertion of a triangular feature window in the side gable and the insertion of a flue on each of the buildings and insertion of bi-folds facing the courtyard area of the annex building. There are no other changes but this application does provide details of the new finishing materials for approval in response to the conditions applied to the approvals. These include Staffs Blue tiles for the “main” building (approved in 2018) and Sandtoft 20/20 antique slate tiles for the “annex” building (presumably due to the lower roof pitch). The windows would have anthracite grey aluminium frames. The link would comprise glass above metal sheet cladding.

Other details submitted to tackle the approved conditions include a Construction and Environmental Management Plan (CEMP), Coal Mining Risk Assessment, Flood Risk Assessment and Bat and Bird Report (Nov 2020), the same one submitted in the SMD/2021/0212 application.

An amended site plan was submitted to show the extent of the proposed garden area. It includes the retention of the two open metal sheeted barns to the north of the main building which would be used for sheltered vehicle parking and a sheltered storage and play area. The area to the north of the annex would be used as the main garden with lawn and planting.

A drainage scheme was also submitted (on 1.12.21) as requested by Staffs Wildlife Trust to establish if this would have any impact on the level of biodiversity of the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

SS10 Other Rural Areas Strategy
H1 New Housing
DC1 Design Considerations
NE1 Biodiversity

National Planning Policy Framework – Revised July 2021

Sections 12 (Design), 13 (Green Belts) and 15 (Natural Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2011/1163: Conversion of barn into dwelling (Barn B). Approved. Not implemented.

SMD/2012/0823: One wind turbine with a height of 18.3 metres to the hub. Approved and built.

DET/2014/0040: Conversion of barn into dwelling (Barn A) under Part 3 Class Q of the GPDO. Approved. Not implemented.

DET/2020/0061: Conversion of barn into dwelling (Barn A) under Part 3 Class Q of the GPDO. Approved. Not implemented.

SMD/2021/0212: Conversion of Barn B into a residential annex to the Barn A conversion into a dwelling and link extension. Approved. Not implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.11.21

Neighbour consultation period ends: 3.11.21

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

Local Highways Authority

No objection.

Environmental Health Section

No objection subject to the works being carried out in accordance with the submitted CEMP and in accordance with construction times, discovery of unexpected contamination during building works and for the testing of soils intended for use in the proposed garden areas before the development is brought into use.

Staffs Wildlife Trust

No objection subject to conditions to secure the following:

1. *Mitigation and compensation for nesting birds:*
 - a. *Timing of works to avoid bird nesting season (March – August, inclusive). This is to be specified within section 13 of the submitted CEMP.*
 - b. *Compensation bird nesting features to be provided within the landholding for swallows, swifts and house sparrows to replace those lost.*
2. *Foul and surface water drainage scheme which uses SuDS principles and does not discharge direct to a watercourse. Ideally incorporate swales and/or wetland areas where possible for extra water treatment and biodiversity net gain.*
3. *Soft landscaping scheme to include enhancements for a biodiversity net gain.*

Additional response on receipt of revised CEMP in response to point 1a above:

No objection. Landscaping scheme to show bird nesting features and drainage so that a net biodiversity gain can be assessed should be submitted.

Additional response on receipt of the drainage scheme, received by the Council on 1.12.21:

No objection in terms of biodiversity impact but it will not amount to a Net Biodiversity Gain, therefore a condition is recommended requiring a landscaping scheme with significant biodiversity benefits in order to achieve that gain.

Conservation Officer

No comments to be provided.

Coal Authority

Original response to this current application dated 27.9.21: No objection subject to conditions which require amongst other things a further intrusive ground investigation before works commence.

Revised response (dated 7.10.21) on receipt of further information from the applicant:

No objection and no conditions recommended.

“The Coal Authority now notes the submitted letter (dated 23 September 2021) from Sladen Associates, which confirms the undertaking of a rotary borehole investigation to confirm ground conditions.

On the basis that the report confirms that no coal seams or workings were encountered, the Coal Authority is able to revise its recommendation as was previously confirmed in our letter dated 27 September 2021.

The Coal Authority considers that the content and conclusions of the submitted letter (dated 23 September 2021) from Sladen Associates meet the requirements of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore now has no objection to the proposed development.”

Waste Collection Services

No issues

SCC Flood Team

No objection.

SCC Footpaths

The application documents don't recognise the existence of Public Footpath No. 4 Dilhorne Parish which runs through the farm, north and west of the proposed development site. The attention of the applicant should be drawn to the existence of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. However, it does not appear from the provided documents that the footpath will be directly affected by the development.

Peak and Northern Footpaths Society

Use of the PROW, and the safety of users should not be affected by the development, nor during the work taking place.

OFFICER COMMENTS

This is a full planning application to consolidate two approved barn conversions, one under a Prior Approval/DET application (under Class Q of the GPDO) and one given full planning permission earlier this year for an annex to the Prior Approval scheme dwelling (but which has previously been given full planning permission for use as an independent dwelling/separate unit of accommodation) and to also provide a link between the two to allow the two buildings to be used as one large single multi-generational dwelling with eight bedrooms. The proposal would comply with Policy SS10 as the buildings remain permanent and substantial (in accordance with the Green Belt tests) and also remain physically, architecturally and in character terms worthy, of being converted into dwellings (meeting the tests in Policies SS10 and H1 of the Local Plan.

The changes to the buildings in addition to those previously approved would not result in significant harm to their appearance or the character and appearance of the area. The proposed solar panels would be on the south-facing roof slope of "Barn A" and so would not be visible from the road (which lies to the north) although would be

visible from the public footpath which crosses through the yard but in landscape terms the panels would not be unduly harmful. The proposed two flues due to their scale and height would also not be visually intrusive. The choice of roof tiles and door and window finishes would also not harm the appearance of the buildings. Although they do not have any real heritage of historical interests, the buildings nevertheless are old red-brick barns with a form not untypical of old farm storage buildings or milking parlours found in the rural areas and are not out of keeping with the character of the area. The tiles have a traditional appearance and the modern window and door finishes would not harm the buildings. The modern feature window and bi-folds similarly would not harm the appearance of the buildings of the area.

The size of the proposed residential curtilage appears unnecessarily large. However, all of this is contained within existing boundaries of the complex of farm buildings and would not encroach into open fields. The red line is tightly drawing around the two modern barns to the north of Barn A which are to be used as a car parking barn and covered play area. The only garden area would be to the north of the Barn B on an untidy area which may have been a former yard. A landscaping scheme will be implemented as part of a new planning condition. The proposed curtilage would therefore not harm the character and appearance of the area.

The use as one large dwelling rather than smaller dwelling with annex would lead to no impact on the residential amenities of the nearby farmhouse as the room layout would effectively be the same as both of the previous approvals. A condition attached to the DET approval (Barn A) requested a Noise Assessment in view of any agricultural workings and also the presence of a nearby wind turbine to the west. This was submitted with a corresponding Discharge of Condition application for the Barn B full planning permission (but takes account of both buildings) and is deemed by the Environmental Health Section as complying with noise limits which are to protect the living conditions of the future occupants of the buildings.

Although the proposal would result in an eight-bedroom dwelling, this would have been the same as the approved dwelling with annex. There is ample car parking in the yard and one of the modern barns to the north is to be used for additional covered car parking.

With regard to ecological impacts, the previous schemes were considered to not result in harm to bats or other protected species although had been used by birds. This was based on the November 2020 Bat and Bird Report which is still relevant today and no objection has been raised by Staffs Wildlife Trust providing replacement bird nesting measures and planting are undertaken in the curtilage and also providing details of a drainage scheme are provided so that it can be established if a net overall gain to biodiversity is achieved. The applicant chose to submit the drainage scheme before the decision. This was submitted on 1.12.21 and SWT raised no objection to it but considered it would not lead to any net biodiversity gain and stated this would then have to be achieved via the landscaping scheme. An appropriate condition will be added requiring this to ensure that the gain is achieved.

With regard to land stability, the site is in a High Risk Coal Mining Zone. However, the further information provided to the Coal Authority (also required as part of

conditions attached to the previous approvals) demonstrates that the development can be carried out without leading to any land instability.

All of the information submitted to deal with the pre-commencement conditions of the previous approval is deemed to be acceptable. There would be only two conditions applied to this new approval which require further information to be submitted for further approval which is the landscaping scheme (also required to include bird nesting measures and other ecological gains) and also the results of the testing of soils to be used for the soft landscaped garden areas to ensure that the new occupants would not be affected by any ground contamination.

The Flood Risk Assessment was previously deemed to be acceptable by the SCC Flood Team. The site is not in a Flood Plain.

CONCLUSION / PLANNING BALANCE

This new full application consolidates the separate previous approvals of two barn conversions. The principle of this remains acceptable and there have been no significant policy changes since the previous approval earlier this year. The proposed additional changes are also acceptable. There have been no changes to the surrounding environment since the previous approval including the ecological value of the site and the environmental impacts of the conversions and new uses generally remain acceptable at this current time. The further information received to deal with the pre-commencement conditions attached to the previous approvals is also acceptable. The proposal therefore continues to comply with the Local Plan and the government planning guidance contained in the NPPF and therefore a full planning permission for the complete conversion scheme for both buildings and link extension can be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 17.12.21

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

