

DELEGATED DECISION REPORT

SMD/2021/0750
Valid 18/11/2021

NEWFOLD FARM
SYTCH ROAD
BROWN EDGE

FORMATION OF REVISED
VEHICULAR ACCESS TO
SERVE DWELLINGS
APPROVED UNDER
SMD/2019/0382

(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal would amount to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area.
- The impact on residential amenity.
- The impact on highway safety.

DESCRIPTION OF SITE

The application site is located in the Open Countryside and North Staffordshire Green Belt. It comprises a single-storey flat-roofed storage building forming part of Newfold Farm, located on the edge of the village of Brown Edge. The site lies to the west of the junction with Sytch Road and Woodhouse Lane.

The building was formerly used for farm storage but has subsequently been used for builders' storage since 1997. The central part of the building is constructed of concrete and metal sheeting and has a height of 4 metres. There are two wings attached to each side of the central structure that are constructed of a timber frame with metal sheeting to a height of 3.2 and 3.1 metres.

The Development Boundary of Brown Edge runs along the road to the east with dwellings located on the opposite side of the road and to the south of the farm. The storage building lies to the north-west of the farmhouse. The main access to the site is immediately to the north of the farmhouse and is the main access to the farm. The remainder of the site (to the south of the storage building) comprises hardstanding which allows vehicles to park, turn and access the building. The open land connected with the farm lies to the north and west of the farm complex.

PROPOSAL

Full planning permission is sought to amend the vehicle access associated with planning permission SMD/2019/0382 that proposed the demolition of the existing builder's yard sheds and the erection of 2no. dwellinghouses.

The permission included the use of the existing access onto Woodhouse Lane and proposed a re-aligned internal access drive that led to a parking and turning area for each dwellinghouse. The re-alignment of the driveway resulted in the private amenity space associated with Newfold Farm being reduced in size and it proposed the erection of a new boundary wall between the farmhouse and the dwellings.

This application seeks to also utilise the existing access onto Woodhouse Lane, but proposes to retain the existing route of the access drive. This will result in the size of the private amenity space for Newfold Farm being retained, with the existing boundary wall being retained in part and re-aligned in part. A parking and turning area will be retained for each dwellinghouse approved under application SMD/2019/0382, but these have been redesigned so that the access road/turning spaces are closer to the proposed dwellings with the parking spaces closer to the farmhouse. The proposed development will be contained within the red edge of the application site for SMD/2019/0382.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport
H1 New Housing Development

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0443	Certificate of lawfulness for the use of two buildings for builders' storage purposes. Approved 09/12/2016
SMD/2016/0528	Demolition of existing building yard sheds and erection of 3no. 2 storey residential properties Refused 09/12/2016
SMD/2017/0112	Demolition of existing building yard sheds and proposed erection of 2no. single storey residential properties (resubmission SMD/2016/0528) Approved 03/05/2017

SMD/2019/0382	Proposed demolition of existing building yard sheds and the erection of 2no. single storey residential properties Approved 23/09/2019
SMD/2020/0095	Proposed demolition of existing building yard sheds and the erection of 2no. two-storey residential properties Refused 16/07/2020 Appeal Dismissed 10/11/2020

CONSULTATIONS

Publicity

Site Notice expiry date: 04/01/2022
Neighbour consultation period ends: 09/12/2021
Press Advert: N/A

Public Comments: None

Town / Parish Comments: Brown Edge Parish Council raise no objection to the changes to the access.

Staffordshire County Council Highways: No objections on highway grounds, subject to conditions.

OFFICER COMMENTS

Principle of Development

The principle of the development was accepted by the approval of planning application SMD/2019/0382, that sought permission for the demolition of the existing building and the construction of 2no. single storey dwellings. This included the use of the existing access onto Woodhouse Lane; the re-alignment of the existing access drive and private amenity space associated with Newfold Farm; and the erection of a new boundary wall.

Planning approval SMD/2019/0382 is extant and therefore it is not necessary to re-assess the proposed amendments in respect of the principle of development.

Green Belt

The application site is located in the North Staffordshire Green Belt. The proposed development will involve the retention of the existing access and the retention of the existing alignment of the access drive. Neither of these aspects therefore involve development.

The access drive is bounded by a 900mm high stone wall to the southern side, whilst a two-metre high brick wall extends from the farmhouse in a northerly direction but does not adjoin the stone wall. The two-metre high brick wall is to be retained, whilst

the stone wall is to be re-aligned and extended to adjoin the brick wall. Both of these operations could be undertaken as permitted development prior to the commencement of planning approval SMD/2019/0382.

The redesigning of the parking and turning area for each dwellinghouse will be retained within the area previously approved for the parking and turning of vehicles under approval SMD/2019/0382, with no encroachment into the surrounding land.

It is for these reasons that the proposed amendments are not considered to comprise inappropriate development in the Green Belt, nor would they adversely affect openness. The proposed amendments are sited within the red edge of approval SMD/2019/0382 and will not lead to encroachment into the Green Belt. The proposed amendments will therefore comply with policy SS10 of the Local Plan (2020) and chapter 13 of the NPPF (2021).

Design and Visual Impact

Policy DC1 of the Local Plan (2020) refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The proposed amendments to planning approval SMD/2019/0382 will either retain what is existing, will involve development that could be undertaken as permitted development prior to the commencement of the permission, or involves a re-design of the layout of the approved parking/turning area. The changes are considered to be minor and will not adversely affect the character or appearance of the existing farmhouse, the proposed dwellinghouses or the street scene. Subject to a condition requiring the stone wall to be constructed of materials to match, the proposed changes will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021) in terms of design.

Conditions in respect of landscaping and landscaping implementation should be re-attached to ensure the revised parking and turning area is landscaped appropriately. The removal of permitted development rights for Class A, Part 2, Schedule 1 should also be re-attached to ensure the openness of the Green Belt is protected.

Amenity

Local Plan policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed amendments will result in the re-siting of an existing boundary wall to the garden of the farmhouse. This will result in the farmhouse retaining the same

level of private amenity space as at present, and a larger area of private amenity space than what was proposed by planning approval SMD/2019/0382. The proposed change will therefore benefit the occupiers of the farmhouse.

The proposed change will also result in the driveway of the 2no. proposed dwellings being sited further away from the farmhouse, again benefitting the occupiers of the farmhouse.

Whilst the parking and turning area for each dwellinghouse has been redesigned, it is still within original layout of the parking and turning area approved by SMD/2019/0382 and will have a similar impact on neighbouring amenity.

It is for these reasons that the proposed amendments will comply with policy DC1 and the NPPF (2021) in respect of amenity.

Highway Safety

Policies DC1 and T1 of the Local Plan seek to achieve a level of parking and an access that is appropriate to the development it serves.

The Highways Engineer has assessed the application and raises no objection on highways grounds subject to conditions. These conditions are similar to those imposed on planning approval SMD/2019/0382 and involve the provision of a visibility splay; for gates to be positioned a minimum of 5 metres from the highway and to open into the site; and for the parking/turning/servicing areas to be provided prior to the first use of the development.

Subject to the imposition of these conditions, the proposed development is not considered to have a detrimental effect on highway safety.

CONCLUSION / PLANNING BALANCE

The principle of the development was been assessed by application SMD/2019/0382 and was found to be acceptable. The previous approval is extant and therefore the principle of the development does not need to be revisited.

The proposed changes are minor in nature. They are contained within the red edge of planning approval SMD/2019/0382. They involve the retention of the existing access and driveway route (which does not involve development); the re-positioning/extension of an existing stone wall (that could be undertaken as permitted development); and the re-design of the existing parking and turning area.

The proposed changes will result in the size of the farmhouse's garden being retained, rather than reduced (as was the case with SMD/2019/0382) and the other changes will not adversely affect neighbouring amenity. The proposed changes will not adversely affect the character or appearance of existing or proposed development or the street scene.

The proposed development is therefore considered to comply with the relevant policies of the Local Plan (2020) and the NPPF (2021). On this basis, the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 12/01/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council