DELEGATED DECISION REPORT

SMD/2021/0785 **Valid 01/12/2021**	**GRAINGE COTTAGE** **PERKINS LANE** **DILHORNE**	**THIS PLANNING APPLICATION SEEKS TO ENABLE INDEPENDENT RESIDENTIAL VEHICULAR ACCESS TO GRAINGE COTTAGE (ST102BY) THROUGH THE GRANTING OF AUTHORISATION TO USE A PRE-EXISTING, HIGHWAYS COMPLIANT, AGRICULTURAL ACCESS (AUTHORISED UNDER SMD/2016/0732) ALONG WITH PRE-EXISTING AGRICULTURAL HARD-STANDING, FOR TRANSIT AND PARKING PURPOSES.** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Highways

DESCRIPTION OF SITE

Perkins Lane is a single track metalled public highway generally bounded to both sides by native farm hedgerows with fields beyond. The roadside opposite is hedged with hawthorn to field beyond and there is a field gateway tangentially opposite the entrance subject of this application.

PROPOSAL

As in the description, a change-of-use application for the existing agricultural access approved in 2016 to also be used as residential access to Grainge Cottage.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 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/2016/0035 Class Q Barn Conversion – approved – implemented
SMD/2016/0732 Creation of a vehicular access to Birchenfields Farm off Perkins Lane, Dilhorne to be used for agricultural purposes – approved – implemented

CONSULTATIONS

Publicity

Site Notice expiry date: 26th Jan 2022
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objection

Staffordshire County Council Highways
This planning application seeks to enable independent residential vehicular access to Grainge Cottage (ST102BY) through the granting of authorisation to use a pre-existing, highways compliant, agricultural access (authorised under SMD/2016/0732) along with pre-existing agricultural hard standing, for transit and parking purposes. The existing vehicular access would appear to be in regular use. This proposal seeks the use of the access for residential purposes to Grainge Cottage. It was

noted during the site visit that parking for Grainge Cottage, a 3 bedroom dwelling, was considered to be sufficient. The proposal does not cause a detrimental impact on the adopted highway therefore no objection.

OFFICER COMMENTS

Principle of Development

In principle as an existing properly formed approved access the only issue is whether formally allowing use of the access to the dwelling creates any material alteration in the planning impacts and specifically the Highways impacts.

A change of use is one of the Government's itemised categories of Green Belt development which may be found not inappropriate provided it would preserve the openness of the Green Belt and not conflict with the purposes of including land in the Green Belt. This proposal does not alter the overall amount of parking and vehicle access which remains that of the approved 3-bedroom dwelling and does not involve new of additional construction. Therefore the impacts on the Green Blet openness are unchanged and there is no new or additional conflict with Green Belt purposes.

SCC Highways having confirmed that there are no highway safety objections the proposed change of use is acceptable.

Design

With no additional physical changes there are no new design considerations.

Amenity / Living conditions

With no neighbouring dwellings that stand to be affected there are no adverse impacts for any adjacent neighbour living conditions. The dwelling at Birchenfields Farm is 30m to the south and separated by a substantial agricultural type shed.

Highway Safety

As confirmed by SCC Highways, no new or additional considerations arise from the proposed change of use.

CONCLUSION / PLANNING BALANCE

This access was permitted in February 2017 on the basis of an agricultural need. The access led into an area partly comprising long pre-existing hard-standing with the function of serving as operational yard. There was and remains a farm shed to the south side with an access door into the yard. A Class Q farm-building-to-dwelling conversion had been approved for a building to the rear (west) in Aug 2016. At the time of the Class Q approval, access was gained via a south entrance to Birchenfields Farm (of which it was a part). To now allow the Class Q building to gain access via the west entrance adds no new impacts as it utilises an existing hard-surfaced yard area and its connecting access to the road. Whether the access

and parking takes place via the south or the west entrance and associated yard areas brings no new or additional impacts.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 1st Feb 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council