

DELEGATED DECISION REPORT

NMA/2021/0019
Valid 28/05/2021

CONSALL HALL CONSALL
LANE
CONSALL

NON MATERIAL AMENDMENT
RELATING TO SMD/2019/0057

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

-Whether or not an amendment to an approved development can be treated as a "Non Material Amendment" not requiring any further submission of a full planning application.

-The impact on traffic and highway safety.

DESCRIPTION OF SITE

The site is Consall Hall and Gardens to the east of Consall village and which is within the countryside and also in the Green Belt. It is a wedding venue with residence and large landscaped gardens with pools. The redevelopment of the site has been approved to provide new wedding venue buildings with overnight accommodation, 15 holiday lodges and 10 shepherd huts as part of a spa hotel and with the removal of the residence on site and replacement with a hotel hub building comprising restaurant and spa facilities.

PROPOSAL

This is a Non Material Amendment planning application. Planning permission was granted for the redevelopment of Consall Hall and Gardens as described above under permission SMD/2019/0057 and the applicant proposes an alteration to the approved scheme comprising the use of "central links" (Boot Room/Lobby/Wardrobe areas) on four of the 2-bedroom holiday lodges as bedrooms for children, with single beds and bunks so that the lodges can be used by families. The above planning permission approved 15 lodges comprising 9 x 2-bed lodges and 6 x 1-bed lodges. The 2-bed lodges have 2 double beds. The 1-bed lodges have 1 x double bed. This new proposal looks to introduce child single beds as follows:

2 x child single-beds would be placed into 2 x 2-bed "Treehouse" lodges.

2 x child single-beds would be placed into 1 x 2-bed "Garden" lodges.

A child bunk bed (sleeping two) would be placed into 1 x 2-bed "Garden" lodges.

The reason for the amendment is given as follows in the application form: *"in order to make better use of the space and to improve the offer to families with children this flexibility has been added to some of the lodges. Please also note these children*

bedrooms have to go through the main bedroom to access the bathroom facilities so are not independent and would not be suitable for adults. This variation to the original scheme is in part a response to the situation the hospitality sector has found itself in since March 2020 as a result of the Covid-19 restrictions and the need to provide more accommodation options for guests when the business opens later this summer.”

The single beds would be for children under 17 according to the forms.

The Council must decide if the alterations can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general and also traffic/highway safety. If it is considered the amendment would lead to a significant impact, the application would be refused and a new full planning application would be required to be submitted for the alteration to the scheme.

If it is deemed no significant impact would occur, the Non Material Amendment application can be approved and the amendments can be undertaken without the need to submit any further planning applications.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
SS11 Churnet Valley Strategy
E4 - Tourism
DC1 – Design Considerations
T1 – Transport

NPPF (Revised July 2021)

Sections 6 (Economy), 9 (Transport) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0057: Proposed change of use and redevelopment of Consall Hall, Private House, Gardens and Wedding Venue to form Hospitality Venue, Wellbeing Hotel & Lodges to enhance the visitor offer and secure the long term viability of the gardens. Develop 15 low-impact, high quality, holiday lodges within the gardens combined with 10 shepherds huts and associated services. Demolish existing outbuildings and construct new enhanced wedding venue, including works to the existing walled garden. Install 21 pods to service the quest of the wedding venue and improve access, parking arrangements and traffic flow. Demolish and replace existing hall and construct new contemporary restaurant/hub building (amended design). Refurbish the existing swimming pool and changing rooms to form new spa facilities. Carry out arboricultural works to the existing gardens including tree removal, pruning and new tree planting. Approved. December 2019.

NMA/2021/0020: Use of basement of the hub building for the storage of beer and wine. Concurrent NMA application still pending.

CONSULTATIONS

N/A

Public Comments

Letters have been received from two local residents and the points raised are as follows:

- The proposal could lead to increased traffic from both overnight guests and day visitors
- The child beds could still be taken up by adults leading to increased numbers of cars arriving at the site and therefore increased traffic
- The proposal would lead to an increased numbers of overnight guests as family accommodation was not approved in the planning permission and this would lead to further impacts on the environment and wildlife in general
- The site is not safe for children due to the tree house being raised above the ground and also the presence of pools

OFFICER COMMENTS

The planning application for the new development at Consall Hall to provide an enhanced wedding venue with overnight accommodation and spa hotel lodges and other accommodation attracted a large volume of objections particularly from local residents and one of the main concerns was additional traffic creation, particularly as the only road access to the site is through the village of Consall.

This new NMA application looks alter the scheme to provide two child's beds in four of the 2 x double bed lodges, thereby leading to eight additional bed spaces. The applicant claims that this is to attract families and that as the beds are intended for children under 17, this would not lead to any increase in vehicle movements over and above the approved scheme as families would be arriving in one car i.e the same number as a couple taking up one of the units.

Whilst the above is true, the new single beds could easily be used by adults and therefore potentially encourage bookings of the 2-bed units in particular by groups of six adults instead of one family and who would likely be arriving in more than one car, leading to an increase in vehicle movements and traffic. There was no conditions added to the planning permission to restrict the numbers of people occupying the lodges, because the lodge internal layout drawings clearly demonstrated there would be no more than two double-beds per 2-bed lodge and no more than one double bed per 1-bed lodge.

The Council considers that the introduction of eight single beds into the scheme would lead to the potential for a small increase in traffic and would therefore require

a full assessment of the impact of the amended proposal and this would therefore include the need for further re-consultation with, in particular, the local highways authority and also the local community given the controversy over predicted traffic levels.

Furthermore, the submitted drawings in the NMA application show that one of the lodges would be subdivided into two lodges via the inclusion of an internal wall cutting through the passage which connects the two bedrooms. It would need to be further assessed if this would also lead to potential for increased vehicle movements. The Churnet Valley Masterplan restricts the numbers of lodges to 15 as part of any redevelopment scheme for Consall Hall.

If after consultation and further assessment, the Council decided the amended scheme would be acceptable, it would be likely to explore the imposition of restrictions via planning conditions to ensure the bed spaces are for those intended or for other restrictions to prevent the potential increase in vehicle numbers and traffic.

These cannot be undertaken as part of a Non Material Amendment application. Due to the need for further consultation and possible further conditions, a full planning application would be required to approve the proposed amendment to the scheme.

CONCLUSION

The Council does not consider the amendment to the planning permission can be treated as a Non Material Amendment and therefore the NMA application should be refused. A full planning application is required for the proposed amendment to the scheme.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston

Recommendation Date: 18/02/22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council