

DELEGATED DECISION REPORT

NMA/2021/0020
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.

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 an existing basement underneath the existing residence (to be demolished) as a beer and wine cellar for the proposed hotel hub building (containing restaurant and bar) which would be built above it.

There were no drawings of the basement included in the full planning application for the re-use of the site and therefore no approved use for the basement.

The reason for the amendment according to the application form, is as follows:

“The intention was to infill the existing basement with the construction of the new-build hub building, but as the construction and structural details evolved it became more practical to span across the void with a concrete beam and block floor. It therefore seemed logical to utilise the area beneath as a beer cellar.”

A drawing has been submitted which shows the layout of the basement and also an altered rear elevation drawing of the approved hub building showing an external access door for the basement, which leads down a flight of stairs.

The applicant also explains that the original proposal was for the beer and wine 'cellar' to be located in the store room adjoining the bar as shown on approved drawing no. 1824 AL101B, labelled 'St 5.4sq.m'. This stair room is now for general catering/bar/kitchen use.

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 shepherd's 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/2021/0019: Use of central links (Boot Room/Lobby/Wardrobe areas) of double lodges (Tree/Lake/Garden) as child single/bunk beds. Concurrent NMA application still pending.

CONSULTATIONS

N/A

Public Comments

A letter has been received from one local resident asking how much additional volume would now be added to the development and if the basement had been included in the full planning application for the development, would this not have led to its refusal? The writer also queries if this area could be used as staff sleeping accommodation rather than as a beer/wine cellar.

OFFICER COMMENTS

The basement did not form part of the original plans and was proposed to be filled in but the applicant has subsequently decided to use the basement as a drinks cellar. This is not considered to lead to any significant impacts on the surrounding environment as it is entirely ancillary to the proposed hub building and its operation for catering purposes. The storage areas would be significantly enlarged but this would not lead to any impact on traffic creation or vehicle movements, which was one of the main concerns, particularly as the only road access to the site is through the village of Consall. The enlarged drinks storage space could potentially reduce the frequency of delivery vehicle movements required to replenish supplies.

If the basement was included in the plans submitted with the full planning application and shown to be used for storage purposes it is unlikely the Council would have refused this aspect of the scheme.

The basement is already existing so would not increase the volume of development. The only visible external alteration would be the inclusion of an entrance door on the rear elevation of the hub building which would not harm the appearance of the building or area. The additional floorspace and volume of the building which is created by the retention of the cellar does not have any greater impact on the openness of the Green Belt than the building as approved

With regard to the comment about possible use as staff sleepover accommodation, the application makes it clear that this is to be used for drinks storage but if any evidence did arise of this potential use, a further application would be requested or possible enforcement action, although the use for this purpose would be unlikely to increase vehicle movements and possibly even reduce more disruptive night time vehicle movements on Consall Lane.

CONCLUSION

The Council considers the proposed amendment to the planning permission would have no impact on the surrounding environment or amenities of the area or on the local roads in terms of traffic and therefore the proposed amendment can be treated as a Non Material Amendment to the scheme and therefore the NMA application can

be approved. No further planning applications are required for the proposed amendment to the scheme to use the existing basement for drinks storage.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 18.02.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council