DELEGATED DECISION REPORT

SMD/2021/0851 **Valid 11/01/2022**	**ALTON TOWERS FARLEY LANE** **FARLEY**	**INSTALLATION OF GREEN ROOM CABIN** **(FULL - MINOR)**

MAIN ISSUES

- Principle of development
- Heritage
- Design and visual impact
- Neighbouring amenity
- Heritage asset

DESCRIPTION OF SITE

The proposal relates to the back of house area of the Cbeebies Land within the Alton Towers Resort.

The site is part of the Alton Towers resort which lies within the Alton and Farley Conservation Area. There are a number of Listed buildings and structures within the resort. The gardens are Registered.

PROPOSAL

Planning permission is sought for a cabin to the back of the themed area for staff welfare and changing facilities. The cabin is a green steel cladding building that is connected to the front of house area of Cbeebies Land. It is 6m by 2.5 with a height of 2.8m. It features a flat room, exit door and has two windows for ventilation.

At the time of visit, the cabin has been installed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

E 4 Tourism and Cultural Development
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

National Planning Policy Guidance

SITE HISTORY

SMD/2013/1056	Re-theming of Old MacDonald's Farmyard including erection of new buildings, extensions to existing buildings, demolition of Big Top and other structures, associated landscaping and pathways.	07/10/2013 Approved

SMD/2019/0461	Variation of condition 2 of planning permission SMD/2013/1047	12/09/2019 Approved

CONSULTATIONS

Publicity
Site Notice expiry date: 23/02/22
Neighbour consultation period ends:02/02/22
Press Advert: N/A

Public Comments None

Farley Parish Comments No objections

OFFICER COMMENTS

Principle of Development
Policy E 4 supports the sensitive expansion of existing tourist attractions and facilities in the Churnet Valley Area in the Local Plan. It sets out a Development Strategy for the site which recognises the need for the resort to refresh existing themed areas. It also requires all development to consider the impact on views, transport, trees and heritage assets.

The general principle of development is considered to be acceptable subject to other materials considerations including heritage assets, design and impact on residential amenity.

Impact on Heritage Assets
The siting of the cabin, now erected, poses no issue in terms of heritage impact. Although within the Conservation Area, the site is enclosed and benefits from mature planting. There is no adverse impact. There is no intervisibility with any Listed buildings/structures or the Registered gardens. This is in compliance with Policy DC2 and the NPPF which seeks to protect the historic environment.

Design
Policy DC1 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.

The siting of the cabin is discreetly placed behind the front of house area. It is of a modest scale that serves the purposes of allowing actors to change immediately at the back of house area. The green steel cladding used on the cabin is also considered to be visually acceptable when viewed with the surrounding trees and hedges. Overall, it is a functional building that will have no material impact to the siting of the area.

This application is therefore considered to be in accordance with Policy DC1 of the Local plan.

Amenity
Paragraph 127(f) of the NPPF (2019) and policy DC1 seeks to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

In terms of operational noise and disturbance, the use of the cabin for staff facilities is not considered to have an adverse impact on the occupiers of any of he surrounding dwellings or the wider area from a noise or privacy perspective.

CONCLUSION
The proposed development is considered acceptable in principle and provides a modest addition to the existing CBeebies Land attraction within the established Alton Towers resort.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li
Recommendation Date: 28/03/22

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council