

DELEGATED DECISION REPORT

SMD/2021/0218
Valid 26/03/2021

LAND OFF GRATTON LANE
THE VILLAGE
ENDON

PROPOSED REPLACEMENT
STORAGE SHED WITH
DEMOLITION OF EXISTING
SHED

(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Neighbour amenities
- Endon Conservation Area

DESCRIPTION OF SITE

Corner field position at top of slope against trees. Open field of the Endon Well Dressing in foreground of views of the site from the public road below at 'The Village'. Nearby dwellings at Willow Cottage and Daisy Bank.

PROPOSAL

Dilapidated existing timber and sheet metal roof store shed 8.0m x 2.5m in area with a roof ridge height of c.3m replaced as shown in the amended drawing AL(0)02A dd 29.11.2021 with a building 10.0m x 2.6m to height 3.4m at the down slope.

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
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
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

None

CONSULTATIONS**Publicity**

Site Notice expiry date: 31.08.2021

Neighbour consultation period ends: 28.04.2021

Press Advert: 12.05.2021

Public Comments

None

Town / Parish Comments

Endon with Stanley Parish Council – none received

OFFICER COMMENTS**Principle of Development**

Development is supported in principle subject to meeting the Government's Green Belt policy (SMDCLocal Plan policy SS10 s.6 refers). Assessing the development as a replacement building the proposal may be considered not inappropriate in the Green Belt on the basis of NPPF paragraph 149(d) which provides an exception to allow the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The existing building has an approximate plan area of 20m² and the replacement would have an area of c.27m². On this basis the size increase would be c.35% and therefore acceptable in Green Belt terms.

The main further considerations are impact on character and appearance of the Endon Conservation Area and on the landscape; and design.

Design

In design the cabin comprises a dark green metal shipping container finished externally with further cladding using upright timber (cedar) boards 100mm in width and 20mm in thickness at 200mm centres (ie. 100mm spacings) along with an added dual pitched roof finished in bitumen felt over plywood.

The building would be set on railway sleepers resting on brick piers. As the site is sloping, the up-hill end would be dug in slightly by 300mm.

The building is to be sited at a distance of some 100m from the public road. At this distance, the timber board finish will avoid the sense of a metal structure and the applied relief of the boards will add shadow lines to further disrupt the overall visual mass.

Amenity

The building would be at least 20m and 30m respectively from the nearest dwellings and there would therefore be little likelihood of disturbance to occupiers, no loss of privacy, and the structure would not be overbearing.

Heritage

As regards the Endon Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting, the surroundings in which a heritage asset is experienced.

Historic Environment Policy DC2 of the Local Plan is to give protection to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, "great weight should be given to the asset's conservation".

Paragraph 200 goes on to say that: "any harm or loss [to a heritage asset] should require clear and convincing justification."

NPPF paragraph 202 states that: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

Given the established presence of the existing structure it could be considered that the proposed new building – taking account of its scale, form and design as discussed above – would be 'neutral' in its impact on the character and appearance of the Conservation Area. It can further be considered that the purpose of the

building is to house equipment needed in connection with the annual Endon Well Dressing – a cultural event approaching its 180th year. There is therefore a significant public benefit and purpose to the development which, if it is judged that there is any harm – which would be ‘less-than-substantial-harm’ at most (within the meaning of the NPPF) – the balance required by NPPF paragraph 202 to weigh the harm against public benefit would be met.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above the application is recommended for approval. It is recommended that conditions be attached to ensure the use of the building is restricted to the stated purpose and established existing use for storage in connection with the annual Endon Well Dressing; secondly, that within two months of the metal container core of the building being erected in situ the exterior timber cladding and dual pitched roof shall be completed in accordance with the submitted plans and be thereafter retained for the life of the development; thirdly, in the event the building is no longer required, that it be removed and the site be restored to sloping field.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 07.04.2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council