

DELEGATED DECISION REPORT

SMD/2021/0788
Valid 23/12/2021

3A KING STREET
BIDDULPH

**RECONSTRUCTION OF EXISTING
SHOPFRONT BY INSERTING
NEW STEEL BEAMS TO
SUPPORT THE LOAD ABOVE.
ALSO REPLACE, REPAIR AND
REPOINT ANY EXISTING
DAMAGED BRICKWORK
(RETENTION).**

(FULL - MINOR)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Coal development area.

DESCRIPTION OF SITE

A two-storey, red brick and tile building occupying a very visually prominent site in King Street. The ground floor space is a retail unit and there is residential accommodation at first floor level. For the purposes of planning policy consideration the application site is within the Biddulph Town Development Boundary and allocated as part of the Town Centre Boundary. The site does not have a Conservation Area designation and there are no nearby Listed Buildings/structures which need to be considered.

PROPOSAL

The application is for the reconstruction of an existing shopfront. The Supporting Planning Statement informs that the works are required 'due to water damage, penetrating dilapidated mortar joints, over a period of time this has caused corrosion of the existing supporting steelwork to the shopfront opening. This has caused the shopfront to move and the brickwork to bow; and become structurally unstable.' The Statement also informs that remediation works involve replacing steelwork, rebuilding and repointing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS6 Biddulph Area Strategy
TCR1 Development in the Town Centres
DC1 Design Considerations

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including section(s)

- 2: Achieving sustainable development
- 6: Building a strong, competitive economy
- 7: Ensuring the vitality of town centres
- 12: Achieving well-designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

95/00019/OLD	Change of Use to Beauty Salon. Approved.
95/00041/OLD	Non-illuminated sign board. Approved.
04/01544/FUL	Change of use of first floor office to residential. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.
Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Biddulph Town Council: No adverse comments and recommend approval.

Severn Trent Water: No representations received during the statutory consultation period.

OFFICER COMMENTS

Principle of Development

There are no 'in principle' objections to the application. The Biddulph Area Strategy (policy SS6) identify a range of developments which will be supported within the settlement, including the aim to 'enhance the role of Biddulph as a significant service centre and a market town and support its regeneration.' This application does not propose a new use for the town, rather it aims to update and secure the future use of a retail unit. Support of this scheme in principle is acceptable and unquestionably a positive move in terms of supporting regeneration.

Design and visual impact

This is not a listed building and the site does not sit within a Conservation Area. The application building sits within a built-up, mixed use area. Surrounding properties are various sizes and have differing frontages; support of this scheme would not result in a property which would have an adverse visual impact upon the street scene. The size of the combined shop window and doorway would remain generally the same; the main differences being the relocation of the doorway to the right hand side of the window (as viewed from the street) and the omission

of the recessed door style. The opening would have more of a 'flat' arrangement with one large pane of glass, however the window and door would still be recessed from the brickwork to provide some surface relief. A feature solid panel would run across the top of the window and door, the plans show that the frame is graphite grey coloured aluminium (RAL 7024).0 The architect has supplied a photograph showing some of the work having already been carried out; there are no objections to the visual impact.

Coal

Ground works within this scheme appear minimal, relating to the erection of the low-level brick plinth. The application site is located within a low-risk coal development area and as such it is recommended that coal related informative notes are added to the decision in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

That for the reasons outlined within the report, the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 18th May 2022.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council