

DELEGATED DECISION REPORT

SMD/2022/0170
Valid 29/03/2022

**LAND TO THE NORTH OF
HAWES FARM HIGH
STREET
IPSTONES**

**ERECTION OF TWO
DETACHED DWELLINGS
(OUTLINE APPLICATION - ALL
MATTERS RESERVED).**

(OUTLINE - MINOR APPS)

MAIN ISSUES

The principle of development
The impact on the character and appearance of a Conservation Area.
The impact on the setting of a listed building.
The impact on residential amenity.
The impact on highway safety

DESCRIPTION OF SITE

The site lies a short distance to the north-east of the centre of Ipstones village and is on the west side of High Street, B5053 which is the main road running through the village. It comprises a field between a Grade II listed stone farmhouse and farm buildings at Hawes Farm, to the south and a row of 1930s dwellings to the north, ribbon development facing B5053. The village development boundary runs through the middle of the site with the front part being within it (roughly two-thirds of the site area) and the rear third being outside of it. There is also a mix of dwellings opposite the site to the east, also facing the main road. More open fields lie to the back of the site to the west. The site is in a Conservation Area, the edge of which runs along the north side boundary of the site, along the rear boundary to the west and along the road-side boundary to the east and which also includes the farm to the south and open fields to the other side of the farm further to the south to include the buildings of Daisy Bank Farm adjacent to Hawes Farm and a much larger green gap to the other side of Daisy Bank Farm comprising fields belonging to Daisy Bank Farm and which area next to the main road separating the farm from the middle of the built-up part of the village.

PROPOSAL

This is an outline planning application, with all matters reserved (i.e. scale, design/appearance, siting, landscaping and access), for two detached market-value dwellings. An indicative site plan has been submitted showing the footprint of two houses side by side (when looking from the road) in the middle part of the site, within the development boundary. The position of the access (a shared access for both dwellings) is also indicated, in the middle of the site frontage next to High Street. A Planning Statement accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 – Large Villages Strategy
H1 – New Housing
DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 5 (Housing) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

98/00224: Full application for one detached dwelling. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.5.22
Neighbour consultation period ends: 19.5.22
Press Advert: 6.4.22

Public Comments

Letters of objection were received from three local residents and the following points have been raised:

- Harm to the setting of the listed farmhouse
- Harm to the Conservation Area where new houses should not be built
- Harm to the rural character and appearance of this part of the village
- Harm to highway safety as access onto busy road
- Loss of privacy to houses on the opposite side of the road caused by overlooking
- Overlooking affecting privacy of back gardens of adjacent dwellings
- Loss of light and sunlight affecting adjacent dwelling
- Will not provide affordable housing needed

Town Council Comments

Voted not to support this application. Members have no objections to 'infill' Development but feel that one property on this site would be more acceptable than two as it would have less impact on the adjacent listed building. One property would also generate fewer vehicles accessing the highway.

Local Highways Authority

No objection subject to conditions requiring full details of the access and

parking/turning provision. It was also commented that it is not clear that the required visibility splay can be achieved from the indicative access point.

Severn Trent Water

No objection.

Council Waste Collection Service

No issues with waste collections

OFFICER COMMENTS

The site is within the development boundary of a large village and is close to the centre of the village where a number of local services exist. It is a sustainable location for new housing and two dwellings on the site would be in line with the strategy for housing for the large villages as outlined in Policy SS8. As there is currently less than a five-year housing land supply in the District, the NPPF would afford some weight to the allowance of new houses in sustainable locations unless there are other parts of the NPPF which would not allow new development due to other constraints, for example, if the development would adversely affect heritage assets, or where the development would lead to harm considered to outweigh the benefits of providing the housing.

The site comprises a field, part of a green gap between two built-up parts of the village, is next to a Grade II listed farmhouse and is also within the Ipstones Conservation Area. A full planning application submitted in 1998 for one detached house on the site, to be located in the rear part (and which would appear to be outside of the current development boundary shown in the new Local Plan adopted in September 2020) was refused permission for the following reasons:

- 1.The proposed dwelling by reason of its design, appearance and materials would have an adverse effect on the setting and character of Hawes Farmhouse, a Grade II listed building, in close proximity to the site.
- 2.The proposal would be detrimental to the character and appearance of Ipstones Conservation Area by encroaching on an open space which provides an important visual break in the streetscene.

In the application file, it was commented by the Council that with regard to the setting of the listed building, the open field was an important part of its setting in that it affords a clear view of the farm building in the context of open agricultural land with farm outbuildings to the rear.

It was also considered the open field gives a clear indication of the agricultural history of the village where farmhouses fronted the High Street with their fields and buildings behind. It was considered to be an important part of the character and appearance of the Conservation Area which is desirable to preserve and enhance and that any development on this site and the lower open fields at Daisy Bank Farm would not enhance the character and appearance of the Conservation Area. The

development would obscure the relationship of this historic Hawes Farm to the open setting and would detract from the rural character and agricultural appearance of the Conservation Area.

In the officer report refusing the application it is commented that there are large areas of open space in the northern part of the Conservation Area and included within it due to the contribution to the agricultural and rural setting of the village.

Although the refusal was given 24 years ago, there are no apparent changes to the site or its context or any significant changes to its surroundings. The site remains an integral part of the Conservation Area and still provides a rural character and appearance of this part of the village and still strongly contributes to the setting of the listed farmhouse and the character and appearance of the Conservation Area. The green gaps adjacent to the main road at Daisy Bank Farm also remain and together, the green fields next to the two farms contribute positively to the character of the northern part of the village.

The application is an outline application with all matters reserved, so there are no details of the siting and appearance of the two dwellings and the application is seeking an approval of the principle of new housing on the site. However, although the impact on the setting of the listed building by virtue of the scale, design and siting of the houses cannot be established, I consider that any new dwelling anywhere on this plot would amount to harm to both the setting of the listed farmhouse, which is clearly visible from the road approaching from the north, across this open site, and the Conservation Area.

The applicant recognises that some level of harm would result, but describes this as "less than substantial" and considers the public benefits of providing two new houses in this location would outweigh the harms and would therefore be compliant with Section 16 of the NPPF. However, I consider that substantial harm would result and the NPPF makes clear that in these instances the development should be refused. Even if the level of harm was considered to be less than substantial, it is considered that the public benefits of providing two new houses in this location would be marginal and would not outweigh the harms identified to the Conservation Area, listed building setting and the overall rural character and appearance of the village setting. There is also no Heritage Statement submitted to assess the impact on the identified heritage assets, as required in Policy DC2. The application should therefore be refused.

With regard to other planning considerations, I am satisfied two new houses on the site, even within the development boundary, can be accommodated without harming the residential amenities and living conditions of local residents, through careful siting and design and window positioning, due mainly to the shape and size of the site and in compliance with the standards in the Space Around Dwellings SPG which sets out minimum distances between windows to protect light and privacy to nearby properties. A new access can also be created off the main road without harming highway safety, through careful siting and design and the local highways authority has not objected to the application. There are no other environmental harms identified other than the impacts on the heritage assets, although these factors do

not outweigh the individual harms already identified to the Conservation Area and listed building setting.

CONCLUSION / PLANNING BALANCE

The proposal by virtue of it resulting in new buildings anywhere within the site, would lead to substantial harm to the character and appearance of the Conservation Area and the setting of the Grade II listed farmhouse and therefore would not comply with the Council's adopted Local Plan or the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston

Recommendation Date: 24.5.22

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council