

Planning Statement

Conversion of Mill to form 1 no. dwellinghouse
Teanford Mill, Upper Tean, ST10 4ER
For Mr. J. Wilshaw

Contents	Page No
1.0 Introduction	3
2.0 Site Description	3
3.0 Planning Policy	4
4.0 Other Material Considerations	6
5.0 Statement of Case	6
6.0 Conclusion	8

1.0 INTRODUCTION

- 1.1. Hewitt & Carr Services has been instructed by Mr. J. Wilshaw to prepare a Planning Statement to accompany an application for the change of use of part of Teanford Mill, Upper Tean to form a single dwellinghouse.
- 1.2. Planning permission has previously been granted to convert part of the existing Mill building to a dwelling under application SMD/2017/0693 and that scheme has since been completed. This proposal relates to the part of the Mill building immediately north / northeast of that approved dwelling and proposes its conversion to form a four bedroomed dwelling.
- 1.3. The Mill building has a gross internal floor area of 216 square metres set over two floors, and the proposed accommodation within the new dwelling will comprise of an open plan lounge / kitchen / dining room, utility, hallway and w.c. at ground floor, with four bedrooms (3 ensuite) and bathroom at first floor.
- 1.4. The site is to be accessed via the existing vehicular access that serves the Mill, which connects with the Cheadle Roads to the southeast. To the rear (west) of the dwelling it is proposed to create an area of domestic curtilage to serve the dwelling, which will abut up to the garden of the recently approved dwellinghouse to the west (SMD/2021/0174 refers).

2.0 SITE DESCRIPTION

- 2.1. The application site lies within the north Staffordshire Green Belt and comprises a two storey former mill building constructed from red facing brickwork, with a monopitched roof. The part of the building immediately south of the application site has already been converted to residential use under application SMD/217/0693. To the north/northwest of the site lie a pair of semi-detached cottages whose gardens extend to the west. The garden proposed in this application to serve the new dwelling will sit alongside those rear gardens and will abut up to the curtilage of the dwellinghouse recently approved to the west of the site under application SMD/2021/0174.
- 2.2. The site benefits from an existing means of vehicular access via a track to the northeast / east of the site which connects with the Cheadle Road to the southeast. The site as a whole lies close to the edge of the village of Upper Tean, where day-to-day services are available, along with regular public transport connections to Hanley, Cheadle, Leek and Uttoxeter

3.0 PLANNING POLICY

- 3.1. Paragraph 11 of the NPPF confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for this area comprises

the Staffordshire Moorlands Local Plan (2020) of which the following policies are considered to be of relevance to the determination of this application:

- 3.2. Policy SS1 relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering (amongst other matters):
- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
 - a healthy, safe, attractive, active, well-designed and well-maintained environment
 - development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings
 - support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.
- 3.3. Policy SS10 relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that housing requirements will be met by allowing the replacement of existing dwellings in accordance with policy H1.
- 3.4. Policy H1 relates to 'New Housing Development' and confirms that in the rural areas, support will be given for the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- 3.5. Policy DC1 relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should (amongst other requirements):
- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area
 - be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance

- incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development
 - protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution
 - provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use
 - require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links
- 3.6. Policy NE1 relates to 'Biodiversity and Geological Resources' and states that the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:
- a) there is no appropriate alternative site available; and
 - b) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
 - c) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible
 - d) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.
- 3.7. Policy NE1 goes on to state that all development will be expected to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.

4.0 MATERIAL CONSIDERATIONS

National Planning Policy Framework (2021)

- 4.1. The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out policies, *inter-alia*, in respect of significantly boosting the supply of housing, safeguarding the Green Belt, securing high quality

design, ensuring highway safety and safeguarding the development from flooding. The content of the NPPF has been taken into consideration in the preparation of this application.

SMDC Design Guide SPD

- 4.2. This document provides guidance aimed at securing the delivery of high-quality design within the Staffordshire Moorlands. The content of the document has been taken into consideration in the preparation of this application.

5.0 PLANNING ASSESSMENT

Principle of Development

- 5.1. Policies SS10 and H1 of the Local Plan make provision for the conversion of rural buildings to residential use where the building is suitable and worthy in physical, architectural and character terms for conversion or where such development would represent the optimal viable use of a heritage asset.
- 5.2. The accompanying Structural Survey serves to demonstrate that the existing building is worthy in physical terms for conversion, and its character and appearance as a former Flint Mill renders the building worthy in architectural and character terms for conversion.
- 5.3. The Local Authority concluded likewise in its assessment of application SMD/2017/0693 for the conversion of the southern part of the same Mill to a dwelling, where it was concluded that the building is:

"suitable and worthy in physical and architectural terms and not unsuitable in terms of character"

- 5.4. The conversion of this building to a dwellinghouse is consequently in accordance with the requirements of policies SS10 and H1 of the Local Plan in this regard.
- 5.5. Policy SS10 of the Local Plan nevertheless also requires that strict control continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as set out in Government policy.
- 5.6. Paragraph 150 of the NPPF makes provision for the reuse of buildings within the Green Belt, provided that they are of a permanent and substantial construction and that the use preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 5.7. The Structural Survey accompanying the application confirms that the existing Mill building is of a permanent and substantial construction, and its reuse as a dwelling will not materially detract from the character and openness of the Green Belt, as the proposed area of private amenity space to be created to the rear will be set alongside the domestic curtilage of the cottages to the north/northwest, with the curtilage of the recently approved dwelling to its west, and the existing Mill

building to the south. The proposed conversion of the Mill to a dwellinghouse consequently amounts to an appropriate form of development within the Green Belt in accordance with the requirements of policy SS10 of the Local Plan and paragraph 150 of the NPPF.

Design & Amenity

- 5.8. The application proposes the conversion of part of the existing Mill building to a dwelling and adopts a sympathetic approach to its design, making beneficial reuse of existing openings so as to avoid the need for any additional new openings. With suitable joinery detail and finishes the proposed development will respect the character and appearance of the existing building. The design and appearance of the development is consequently in accordance with the provisions of policies SS1 and DC1 of the Core Strategy.

Residential Amenity

- 5.9. In terms of residential amenity considerations, the nearest neighbouring residential occupiers comprise the existing dwelling within the Mill to the immediate south of the site, and the pair of semi-detached cottages to the north / northwest of the building. The proposed dwelling will not have any windows that face out towards those existing buildings, and no conflict with the Local Authority's Space about Dwellings Standards will ensue. The proposal will therefore not give rise to any material harm to neighbouring residential amenity.
- 5.10. The proposal also provides a satisfactory level of amenity for future occupiers of the dwelling, with the gross internal floor area of the property exceeding the minimum floorspace requirements set out within the DCLG Technical Housing Standards (Policy H1 refers), and also provides an area of private amenity space to the rear of the property that exceeds the minimum requirement of 65 square metres. The proposed development consequently meets the relevant provisions of policies SS1, DC1 and H1 of the Local Plan in this regard.

Highway Safety

- 5.11. The application site is currently served by a vehicular access track that serves an existing cluster of properties in the immediate vicinity, and which connects with the Cheadle Road to the southeast of the site. The adopted Parking Standards within the Local Plan require the provision of one parking space per 25 square metres of gross floor space for B2 uses, and with a gross floor area of 216 square metres the existing building generates a parking requirement of 9 spaces (8.64). The proposed four bedroomed dwelling by contrast commands a parking requirement of 3 spaces. Consequently, the use of the building for residential purposes will have no greater impact on highway safety within the vicinity of the site than the existing lawful commercial use. Indeed, it would represent a betterment by reducing the potential vehicle movements along the access track / junction with the Cheadle Road. The proposed development therefore meets the requirements of policy DC1 of the Local Plan.

Flood Risk

- 5.12. A very small proportion of the application site, at its far westernmost end, and immediately south east of the building, are located within Flood Zone 2 (medium probability of flooding). The entirety of the building and the vast majority of the parking / turning area and rear garden are not within Flood Zone 2, rather they lie within Flood Zone 1 (low-probability of flooding). Future occupiers of the dwelling will therefore not be adversely affected by flooding, and an appropriate means of escape will exist via the frontage parking area and vehicular access, which all lie within Flood Zone 1. The proposed development therefore accords with the provisions of paragraph 167 of the NPPF.

Biodiversity

- 5.13. The application is accompanied by a previous bat survey carried out on the site which concluded that the building is not currently in use as a bat roost, and that a bat licence will therefore not be required to carry out the works. The application is also accompanied by an updated bat survey which similarly confirms that the building is not currently in use as a bat roost. The report recommends the provision of a brick built bat box into the fabric of the building to secure a net gain to biodiversity. Such enhancement can be secured via an appropriately worded planning condition, and in doing so the proposal will accord with the requirements of policy NE1 of the Local Plan in this regard.

6.0 CONCLUSION

- 6.1. The proposed conversion of the Mill involves the reuse of a building that is worthy in physical, architectural and character terms for conversion, and which is a design and layout that respects its character and appearance. The proposal will furthermore not detract from neighbouring residential amenity and will amount to a betterment to highway safety. The proposal is also acceptable in the context of flood risk and biodiversity. The proposal is consequently in accordance with the requirements of policies SS1, SS10, H1, DC1 and NE1 of the Staffordshire Moorlands Local Plan and guidance contained within the National Planning Policy Framework and SMDC Design Guide SPD.