

DELEGATED DECISION REPORT

**SMD/2021/0718
& SMD/2021/0719
Valid 08/11/2021**

**OLDRIDGE FARM
ASHBOURNE ROAD
WHISTON**

**PROPOSED INTERNAL AND
EXTERNAL ALTERATIONS TO
OLDRIDGE FARMHOUSE AND
ASSOCIATED OUTBUILDINGS**

**(FULL – MINOR & LISTED
BUILDING CONSENT)**

MAIN ISSUES

- Principle of Development
- Design / Impact on Heritage Assets
- Amenity
- Highways
- Ecology

DESCRIPTION OF SITE

The proposals relate to Oldridge Farm, including the principal Grade II listed farmhouse, attached washhouse and store, and detached agricultural building.

It is described within the Staffordshire HER as “*An isolated farmstead with a dispersed plan including a detached farmhouse and two outbuildings (one adjacent to the west and another set away from the main focus of the farm to the east. The farmhouse of a 18th century date providing a relative date for the origin of the farmstead. By the mid 20th century an additional outbuilding had been added to the farmstead, aligned parallel to the original main range.*” (HER No. 52952).

The farmhouse is also individually covered within the HER – “*A listed early 18th century stone built farmhouse, with minor 20th century alterations*” (HER No. 13454).

PROPOSAL

The internal layout of the property is to be altered via the removal of existing walls and creation of new door openings.

The existing washhouse and lean-to will be utilised as further ancillary accommodation (snug, laundry and wc), accessed internally via the re-opening of an existing doorway through from the living room.

The proposals involve the demolition and rebuilding of the existing lean-to with a slightly altered footprint covering 7.8sqm, representing a 0.8sqm increase.

The detached agricultural building will be slightly reduced in size (0.5sqm) through the removal of modern blockwork to the frontage.

A number of changes to the external appearance are proposed. These include:

- Removal of a small portion of stone to the rear elevation of the existing washhouse to facilitate installation of large bifold/sliding glazed doors.
- Insertion of 2no. rooflights to the front roof plane above the new snug.
- Rebuilding of the lean-to with amended openings to include small window to front and door at rear, and replacement of corrugated metal roof with plain clay tile.
- Insertion of 3no. conservation rooflights to both attic rooms and newly formed ensuite to provide additional daylight and ventilation.
- Removal of modern blockwork to the detached outbuilding and replacement with glazed screen. Replace corrugated metal roof with insulated metal roofing panels.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives

SS1 Development Principles

SS1a Presumption in Favour of Sustainable Development

DC1 Design Considerations

DC2 Heritage Assets

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0944	12/09/2013		Oldridge Farm, Oldridge Farm, Ashbourne Road, Staffordshire, Whiston, ST10 2HU	discharge of conditions (13/00248/LBC)		
SMD/2013/0449	14/03/2013	26/03/2013	Oldridge Farm, Oldridge Farm, Ashbourne Road, Staffordshire, Whiston, ST10 2HU	Replacement Entrance Porch	Planning Permission - Approved (Prior Oct 2013)	14/05/2013

SMD/2013/0106	07/02/2013	15/03/2013	Oldridge Farm, Oldridge Farm, Ashbourne Road, Staffordshire, Whiston, ST10 2HU	Replacement Entrance Porch	Planning Permission - Approved (Prior Oct 2013)	10/05/2013
SMD/1980/0661	28/07/1980		Oldridge Farm, Oldridge Farm, Whiston, Staffordshire Moorlands, ST10 2HU	Building of a dwelling	Planning Permission - Refused (Prior Oct 2013)	23/09/1980

CONSULTATIONS

Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: Expired
Press Advert: Expired

Public Comments

None received

Town / Parish Comments

Kingsley PC have no objections to the above application.

Peak and Northern Footpaths Society

We note that there are several PROWs including Kingsley 53, 61 and 77 which are very close to the proposed site. Use of the PROW, and the safety of users must not be affected by the development, nor during the work taking place.

Ramblers Association

Kingsley 53 runs through the farm close to where the development will take place. Care must be taken to keep the path open and safe to use by the public.

Staffordshire Wildlife Trust

Initial Comment

Holding objection -further information required.

Required prior to determination:

1. Clarification on drainage proposals – outline drainage plan needed if new infrastructure is proposed due to nearby sensitive habitats.

Secure via condition should approval be granted:

1. Development to be carried out in accordance with the recommendations set out in Section 5 of the bat report (Ardea Ecology, 05 Oct 2021).
2. Bird boxes to be installed for compensation/enhancement.
3. Outbuilding to be demolished outside of bird nesting season or be subject to an inspection prior to works commencing.

Updated Comment

Having read Kate Walker's email confirming that the proposed drainage has replaced the former infrastructure, that this is of a better quality and no new excavations will take place, this would appear to have no ecological impact and so we can withdraw the objection.

Conservation Consultant

Detailed comments provided in summary making an initial holding **objection** to the proposals, on the grounds that several aspects of the application will cause 'less than substantial' harm to the listed building, which is not outweighed by public benefits. There are also insufficient details for determination of this application in key areas. These can be read on file at

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/AttachmentShowServlet?imageName=296978>

Updated Comment

I worked with Ailsa in the last two weeks that she was at SMDC to agree the final set of drawings for this application and I provided a list of conditions. As far as I am concerned we had reached agreement over all of the issues and where we hadn't reached agreement we agreed with the applicant a set of conditions. The drawings from Kate Walker are all fine but there is also a long list of conditions needed.

OFFICER COMMENTS

Principle of Development

The site is located within the Open Countryside, but outside the Green Belt. Policy SS10 for the 'Other Rural Areas' provides for extensions and alterations to existing dwellings provided they are appropriate in scale and design and do not have an adverse impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred. The proposal is therefore acceptable in principle subject to the caveats of this policy and the main issue is essentially one of design.

Design / Conservation Issues

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

Paragraph 199 of the NPPF (2021) 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF (2021) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of grade II listed buildings should be exceptional.

Paragraph 202 of the NPPF (2021) states that where a 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, where appropriate, securing its optimum viable use.

The response from the Council's Conservation Consultant sets out the significance of the building, which relates to its C17 fabric and plan form, its extensive 'architectural' modifications dating from 1723, and a number of historic 'features', including evidence for an integral C17 dairy, and to a lesser extent the C19 alterations, which are of evidential value and part of the story.

As originally submitted the Conservation Consultant identified a number of proposed alterations that would be acceptable, as well as a number of changes that would not be acceptable. There were also a number of areas where insufficient information had been provided.

Following negotiations amended plans have been submitted which address her principal concerns and omit the harmful elements of the scheme. Whilst there are still a number of areas where further detail needs to be secured by condition, it is now concluded that there would be no harm to the significance of the designated heritage asset and therefore it is not necessary to apply the public interest test within the NPPF.

As such, subject to the conditions recommended by the Council's consultant it is concluded that the proposal complies with Policy DC2 and the provisions of the NPPF in this regard.

Amenity

The site occupies an isolated position in the midst of surrounding farmland owned by the applicants. As such no neighbour amenity issues are raised and the application achieves compliance with Policy DC1 in this regard.

Highway Safety

The site is accessed via a long farm drive from the A52. Whilst no comments have been received from SCC highways, given the nature of the proposals which will not increase traffic generation to and from the site, no concerns regarding the safety of the access or impact on the wider network are raised. Ample parking exists within the farmstead. As such there is no conflict with policy DC1 or T1 in respect of highways and access.

Rights of Way

The proposal is in close proximity to a number of PROW but will not obstruct them. It is noted that the footpath societies have raised no objection subject the PROW's not being obstructed. An informative can be added to this effect.

CONCLUSION / PLANNING BALANCE

The development is considered to be acceptable in principle in this open countryside location. Subject to conditions previous concerns raised by the Council's Conservation Consultant have been addressed and it is concluded that the proposal will not adversely impact the significance of the heritage asset. Staffordshire Wildlife Trust are also satisfied that any ecological issues can be addressed by condition. There are no neighbour amenity or highway concerns.

Therefore, it is concluded that the proposal complies with the relevant local plan policies and having regard to all other material considerations raised the scheme is found to be acceptable and is recommended for approval.

OFFICER RECOMMENDATION : **Grant planning permission and listed building consent subject to conditions.**

Case Officer: Ailsa Berry / Ben Haywood

Recommendation Date: 6th July 2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council