

DELEGATED DECISION REPORT

SMD/2022/0487
Valid 31/08/2022

83 LILAC GROVE FARM
FOLLY LANE
CHEDDLETON

DEMOLITION OF EXISTING
DWELLING AND
OUTBUILDINGS AND
ERECTION OF 8 DWELLINGS

(FULL - MINOR)

MAIN ISSUES

The principle of the development in this location.
Community contributions
The impact on the character and appearance of the area.
The impact on residential amenity.
The impact on highway safety
The impact on the ecological value of the area

DESCRIPTION OF SITE

The site is within the development boundary of Cheddleton and lies to the south of the main part of the village, between rows of dwellings/ribbon development on the east side of Folly Lane, a country lane attached to A520 to the north-west. It comprises a redundant farm with single-storey brick and grey render/pebble-dash clad farm buildings and a single-storey farm dwelling in the north part of the site with similar materials and a tiled pitched roof. There is an access off Folly Lane. As well as there being housing to the north and south sides which faces Folly Lane, there are also dwellings which face the lane on the opposite side of the road from the site.

To the rear of the site (east) lies open fields within the Green Belt. The site has been largely cleared of trees which were mainly in front of the dwelling, obscuring it from the road but there are some front boundary trees remaining. The farmhouse is vacant and boarded up. The site and surrounding land rises slightly towards the north also away from the road slightly towards the east before flattening on the fields to the rear.

PROPOSAL

This is a revised full planning application following the granting of full planning permission in July 2022 for the redevelopment of the whole site to provide eight new dwellings including the removal of all the current farm buildings and dwelling. The only difference with this new application is an area put aside for ecological improvements would be relocated from the rear part of a long rear garden for Plot 4 into part of the field immediately to the east of the site which is in the same ownership as the application site. This would be to the side of Plot 4. It would comprise an orchard with 12 fruit trees and would be bordered with native hedging.

The approved development would comprise four semi-detached cottage-style two storey 2-bed dwellings facing Folly Lane and a short private cul-de-sac would run between the two sets of cottages leading to four detached dwellings to the rear comprising two 3-bed chalet-style dwellings and two 2-bed single-storey bungalows, next to the rear boundary. The bungalows would have a detached shared garage block at the end of the cul-de-sac. The chalet bungalows and the two end frontage cottages would have a drive down the side. This would be directly off Folly Lane for the cottages. The other two cottages, next to the access cul-de-sac would have a parking area off the cul-de-sac to the rear of those dwellings. Each dwelling would have a front and back garden. Part of the site juts out to the rear of nos 79 and 81 Folly Lane. This area was approved for the ecological enhancement “orchard”.

Native hedging would also be provided on all the other boundaries of the site (where there is no existing hedging), between the cottages and rear dwellings and also part way along each side of the access road. New tree planting would be provided, mostly on the site boundaries.

A new field access for the fields to the rear would be placed along the southern boundary of the site, off Folly Lane and would run between the existing hedge on the boundary with the dwelling at No.93 and also one of the new boundary native hedgerows marking the boundaries of four of the new plots.

The application is accompanied by a new Planning, Design and Access Statement, updated Energy and Sustainability Statement, the previous ecology reports and new updated calculations to demonstrate the proposal would result in a Net Biological Gain.

The updated Planning Statement states that the area of the adjacent agricultural field now proposed for mitigation is some 10 sq metres greater at 328 sq metres. An updated biodiversity net gain calculation has been included within the application and this shows that the proposal would provide an increased biodiversity net gain of the site of 1.41% compared to the 1.02% previously approved.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS8 – Large Villages Strategy
SS12 – Planning Obligations and CIL
H1 – New Housing
DC1 – Design Considerations
DC3 – Landscape and Settlement Setting
NE1 – Biodiversity
NE2 – Trees, Hedgerows, Woodland
T1 – Transport

NPPF (Revised July 2021)

Sections 5 (Housing), 12 (Design) and 15 (Natural Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0674: Previous approved scheme for 8 dwellings, approved in July 2022.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.10.22

Neighbour consultation period ends: 25.10.22

Press Advert: N/A

Public Comments

None.

Parish Council Comments

No objection

Local Highways Authority

No objection

Severn Trent Water

No objection

Staffordshire Wildlife Trust

Having reviewed the Lilac Grove Farm Cheddleton Biodiversity Metric 3.0 by Absolute Ecology LLP dated 24/08/2022, and 2021-2632-11J PLANNING PROPOSAL - SITE PLAN dated 01.08.2022, I advise no objection, subject to conditions being applied to secure the recommendations for species mitigation in the ecology reports, a detailed landscaping plan, and a drainage plan. The orchard area will also need an access gate so that it can be managed long-term.

OFFICER COMMENTS

With regard to the principle of development, permission was granted in July 2022 and there have been no changes to planning policies or any changes to the site or its surrounding environment which would now render the proposed development unacceptable. The only change from the approved scheme is the relocation of the ecological enhancement area, which was originally required in order to achieve a Net Biodiversity Gain as encouraged in planning policies. This has been moved from the rear part of Plot 4 to the part of the adjacent field directly to the side of the Plot 4 dwelling. A reason for this is not given by the applicant although the enlargement of the private rear garden for Plot 4 would be a benefit for the eventual occupants of that plot. The revised proposal would result in a slight enlargement of the zone and

also an increased Net Biodiversity gain on the basis of revised calculations, perhaps as a result of the relocation as the planting scheme and numbers remain the same i.e. there would be 12 orchard trees. Staffs Wildlife Trust as Ecology consultee concurs with this and raised no objection subject to further details of landscaping, plant species and drainage strategy to be submitted for approval via planning conditions. Such conditions were imposed on the previous planning permission and so will be repeated along with all the other conditions attached to the previous approval. A request was made for a gate to allow access to the ecological improvement area for maintenance purposes and I consider this would be necessary and should be imposed as an additional condition which would also require details of its location and design.

It would also be prudent to impose a condition to ensure that the area in question was only used for the purposes of ecological enhancement and mitigation and to ensure that it is not used for any other purposes ancillary to the residential use of the site.

CONCLUSION/PLANNING BALANCE

The revised scheme which includes the relocation of the ecological enhancement area is acceptable and would not harm the character and appearance of the area or the rural landscape in general, would lead to an even greater improvement to the ecological value of the site and its surroundings and would also not lead to any negative impacts. The overall proposal, as further amended, would remain compliant with the Local Plan and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 26.10.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council