

DELEGATED DECISION REPORT

SMD/2022/0582
Valid 18/01/2023

BLACK HEAD INN HIGH
STREET
UPPER TEAN

INSTALLATION OF ATM
MACHINE AND BOLLARDS.

(FULL - MINOR)

MAIN ISSUES

The Impact on the character and appearance of a Conservation Area

DESCRIPTION OF SITE

The application site lies in the centre of the village and comprises a former pub facing High Street to the south and is between New Road to the east side and Old road to the west. There is a mix of dwellings and commercial premises adjoining the site on the road frontage and mainly dwellings on the opposite side of the High Street and also to the rear of the site to the north. The site is in a Conservation Area. The former pub which became vacant and derelict had partially collapsed and the remains of the building demolished. Works are underway pursuant to a recent planning permission before the collapse, to convert the building and extend it to provide a Co-op food store (replacing the current store further along High Street) with four apartments above. The development is nearly complete but not yet occupied.

PROPOSAL

This is a full planning application and Advertisement Consent application for an ATM cash machine to be placed onto the rear part of the east-facing side wall (facing the road access onto New Road and the parking area) next to a pedestrian path at the edge of the car park. Two bollards of a height not exceeding 1.0 metre would be placed in front of the cash machine. The machine would have standard ATM dimensions and be placed at a standard height for an ATM into the red brick wall. It would have small non-illuminated lettering. This would be an additional service provided by the forthcoming new Co-Op food store. The steel bollards would have a traditional design with a black powder coated finish in contrast with the modern silver bollards already provided around the site.

A Heritage Statement accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted September 2020)

DC1 Design Considerations
DC2 Historic Environment

National Planning Policy Framework (NPPF) – July 2021

Section 12 (Design) and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0704: Change of use of the public house (Class A4) to retail (Class A1) and ground and first floor rear and side extension: conversion of first floor to create 4 no. flats (Class C3); installation of plant and machinery; and ancillary car parking and delivery area. Approved in July 2020.

SMD/2021/0730: Redevelopment of the site to provide retail at ground floor level and 4 no flats at first floor, plus ancillary carparking and delivery area. Approved.

SMD/2021/0822: Co-op signage. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 7/3/2023

Neighbour consultation period ends: 7/3/2023

Press Advert: 24.1.23

Public Comments

None.

Parish Council Comments

Checkley Parish Council has no comments to make regarding this application however, the council have asked me to submit the following comments regarding another issue with this development.

It has been brought to our attention by residents that the steps located at the front of the building protrude further than the original steps - resulting in a narrower footpath, several residents have raised their concerns in regards to a hazard for residents with vision conditions, double pushchairs and mobility scooters, our Council supports residents with their concerns and as part of the neighbourhood plan in principle we would like to see footpath improvements and protection.

Staffordshire County Council Highways

No objection.

Conservation Officer

No comments to make

OFFICER COMMENTS

The site is in a Conservation Area and the planning policies look to protect the character and appearance of Conservation Areas from insensitive development. The ATM has a standard size, design and appearance. Although it is not in keeping with historical character of the Conservation Area, it would be placed on the brick

rear projection of the new building facing the parking area, rather than on the historic frontage in the more historic and characterful part of the Conservation Area and where it would be far more prominent directly facing the adjacent main road and routeway through the village. The wall it would be placed on is largely blank and does not have any real design merit or contribution to the Conservation Area. It is set back considerably from the New Road and facing the car park would be at times be partly screened by parked vehicles. This area does not have the same historical and character quality as the part of the Conservation Area around the High Street. Due to its size and location it would not be harmfully visually prominent from New Road and would not be visible at all from High Street. It would not cause any harm to the character and appearance of the Conservation Area.

The proposed two bollards in front would have a style and black painted finish which is in keeping with the character and appearance of the Conservation Area. A picture of the bollards to be used and a description of their design is given on page 15 of the Heritage Statement.

It appears that Advertisement Consent is not required for the ATM.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the character and appearance of the Conservation Area and would not lead to any other environmental or highway safety harms. The proposal would therefore comply with the Council's adopted Local Plan and is in line with the government planning guidance contained in the National Planning Policy Framework (NPPF) and full planning permission can therefore be granted for the ATM and bollards.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 15.3.23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council