DELEGATED DECISION REPORT

SMD/2023/0165 & 166 **Valid 03/05/2023**	**DRINKING TROUGHS OVERTON ROAD BIDDULPH COMMON BIDDULPH**	**PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR REPAIR WORKS RE POINTING, REINSTATEMENT AND REPLACEMENT OF MISSING FINIALS, PROPOSED NEW DRINKING TROUGH ADJACENT TO REMAINING TROUGH,** **(PLANNING PERMISSION & LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact upon the Listed structure including consideration of character/appearance and design.

DESCRIPTION OF SITE

The application site consists of a stone drinking trough structure set behind a grass verge and within a lengthy run of stone wall fronting Overton Road, Biddulph Common. It is understood that the structure originally contained two troughs although only one remains at this time. The drinking trough is Grade II Listed and has historical significance. It is located to the east of a stone Shepherds Cross (said to be 14th Century and known locally as the Buttercross – former sales of butter) and is on a former Turnpike (toll) road. The troughs would have provided water for horses (and possibly travellers – separate troughs). The application site is also located within the Green Belt.

PROPOSAL

Planning permission and Listed Building consent is sought for repair works to the drinking trough structure which includes replacing a stone finial (with pyramidial capping), repair of coping stone, repointing where necessary and replacing the missing trough (to match the existing trough adjacent).

Other works include the cutting back of vegetation and repairs to walling where necessary. The plans show the intention to add '2023' as a marker to indicate the repair date and the possible attachment of an historical narrative plaque.

The works were previously approved under reference SMD/2019/0574 which has now lapsed. The Town Council have the funds via grant to carry out the works, and need to expend this before deadline. Staffs County Council have put in bollards to protect

the area from vehicular damage. The Town Council have now found a stone mason to carry out the works.

The applicant has submitted a revised plan to address the Conservation Officer's comments. The main drawing has been revised AS(0)02 Rev C to reflect a Mortar Spec and added comments in about doing some trial mixes to get the mix to similar consistency. The Town Council have a Stone Mason appointed and ready to go .

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
DC2 Historic Environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2019/0574 Repair works. Listed Building Consent.

CONSULTATIONS

Publicity
Site Notice expiry date: 8th June 2023
Neighbour consultation period ends: 8th June 2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No Comment

Staffordshire County Council Highways
Awaited

Conservation Officer
No issue with the reinstatement of this feature, I do not believe an NHL is an appropriate mortar. It is not traditional and not physically compatible with historic

stone. It will be counterintuitive to the feature's longevity. As the asset is a drinking trough it will be subject to levels of moisture, including that of general rainfall. A modern NHL cures and hardens further overtime and will be far too strong for the historic stone. Consequently being no better than a common cement mortar. Traditional lime mortar is advised, achieving the correct mix will require analysis of the existing historic mortar. Photos show evidence of the pale and light limes remaining in situ. (Darker smoother mortars are indicative of modern methods).

OFFICER COMMENTS

The site is within an 'other rural area' of countryside that coincides with Green Belt. It lies 1km to the north of the Biddulph settlement boundary. Although planning permission has been sought, the operations amount mainly to works, repair and reinstatement, it is not obvious that development (requiring permission/for the purposes of the Act) would actually occur. Considered as an act of development, it would be provided for by the exception at para 149 of the NPPF – "the alteration of a building providing it does not result in a disproportionate size increase above that of the original". The Local Plan Strategy for the other rural area SS10 supports a regeneration project such as this.

The application seeks Listed Building Consent for repair works as outlined above within the 'Proposals' section of the report. Detailed plans and a Heritage Statement have been submitted to support the application and to comply with National Planning Policy Framework (NPPF) requirements within paragraph number 189. The Heritage Statement as submitted is considered to be acceptable for the level and nature of works to be undertaken. The details are considered proportionate to the assets' importance and give satisfactory detail concerning the works required. The Heritage Statement also provides details concerning the history of the drinking troughs, their location alongside a known former Turnpike road and likely reasoning for their location opposite Shepherds Cross (also known as Butter cross). It is understood that the proposed restoration works are to be grant aided by the Moorlands Partnership Board and it is noted that the application is made by Biddulph Town Council.

NPPF section 16 is a significant material consideration when determining the application. In short chapter 16 gives clear support for sustaining and enhancing the significance of heritage assets. At the more local level Core Strategy policies DC1 and DC2 are also relevant. Policy DC1 advocates well-designed developments. Policy DC2 is more specific in respect of development within historic areas. The policy requires the council to safeguard and enhance the historic environment including Listed buildings and (with particular importance to this application – DC2 part 3) prevent the loss of buildings/features which make a positive contribution to the character or heritage of an area.

During the course of considering the application amendments have been made to the plans. Initially it was proposed for the year '2023' to be positioned on the frontage of the replacement trough which would have been visually prominent. The relocation of the '2023' marking to the rear rim of the replacement trough ensures that its renovation history is recorded but it is also within a more discrete part of the structure.

The renovation of this important Grade II Listed structure is welcomed and with the offer of grant aid in place is highly likely that the works will be undertaken. The

application complies with the relevant NPPF and Core Strategy policies. There will be no harm to the Listed structure, simply maintenance and replacement. The architect has clarified that.. 'the central finial has been missing for some time. This will be reinstated or replicated if the central finial is found during the undertaking of the works. (We are hoping this has fallen off and is found within the undergrowth to the rear of the wall). We have no other physical evidence of what this finial was; therefore we will not reinstate this if it is not found.' This approach is considered to be appropriate, the addition of a replacement feature when the appearance of the original is not known, would likely be more harmful than if the section remained absent.

The application is fully supported by the Council's Conservation Officer and there are no identified reasons why this application should not be supported.

CONCLUSION / PLANNING BALANCE
For the reasons set out above it is recommended that the application is approved subject to conditions. The proposals would enhance the importance of the asset and is therefore supported.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 26/06/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council