DELEGATED DECISION REPORT

SMD/2023/0168 **Valid 05/04/2023**	**MILLSTONES ASHBOURNE ROAD BOTTOMHOUSE LEEK**	**CHANGE OF USE FROM HOLIDAY ACCOMMODATION TO FARM OFFICE AND STORE** **(FULL - MINOR)**

MAIN ISSUES
- Principle of development;
- New Uses and Loss of holiday accommodation
- Parking / highway access

DESCRIPTION OF SITE
The application site is a traditional farm building attached to a detached farm house on the edge of a farm with several modern farm buildings. They form a terrace with the farm house. The site is located close to the A 523 in an isolated location. Between Bottom House and Morrage Side. The application site has off-road parking facilities.

PROPOSAL
Planning permission is sought for a change of use of two number one bed residential units which are used as holiday accommodation. One unit will be converted into a farm office and the other unit will be for a storage use.

There will be no external changes to the building. The unit which will be used as storage will have its domestic fittings and internal walls removed.

For the purposes of planning policy consideration the application site is not located within any settlement and is not in the green belt.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
SS1 Development Principles
SS10 Other Rural Area Strategy
SD1 Sustainable Use of Resources
DC1 Design Considerations
E 4 Tourist and Cultural Developments
National Planning Policy Framework
Supplementary Planning Guidance
- Space About Dwellings
- Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0030 Polytunnel Approved Nov 19
SMD/2011/0868 Agricultural Building Approved Nov 11

CONSULTATIONS

Publicity

Site Notice expiry date: 17 July 2023.
Neighbour consultation period ends: 11 May 2023

Public Comments

No comment on the application received

Parish Council responded No Objection.

OFFICER COMMENTS

Principle of Development

The application site is located in the open countryside and is not located inside the Green Belt. The form of the application creates no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are effect on the effect of the change of use and parking / traffic.

Agricultural office use / storage use

The proposed use of the existing holiday lets is for a farm office use and storage. The use of the building for a farm office is seen in line with policies in SS10 supporting rural enterprises and again the uses for storage is again supported. The lack of physical changes to the building and the entering of the building through domestic doorways reduce considerably the types of goods that can be stored in it.

Policy EE 4 supports the creation of tourist facilities but does not indicate that they should be retained.

The proposed works appear to be supported by policy.

Parking / vehicular movements.

There will be the loss of the two one bed residential units will cause a reduction in parking demand and the movements to and from the site.

The new uses is not considered to create a greater level of activity at the property than the previous use.

The proposal thus appears to be acceptable in its current form .

Amenity

Given the isolated location, no amenity issues are raised

CONCLUSION / PLANNING BALANCE

The proposed development appears to be substantially be in accord with policy. The design of the rear extension will cause some harm to the character of the dwelling but this needs to be balanced against the extra utility of the expansion. For the reasons outlined above it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch
Recommendation Date: 11/08/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council