

DELEGATED DECISION REPORT

SMD/2022/0126
Valid 01/04/2022

HALES VIEW FARM
OAKAMoor ROAD
CHEADLE

INSTALLATION OF BIOMASS
BOILER WITH CONTAINER
AND BUFFER TANK.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impact on visual amenity
- Emissions/Energy Efficiency

DESCRIPTION OF SITE

The site relates to land at Les Oakes and Sons Architectural Reclamation Yard in Cheadle. The land is located to the southwest of the yard adjacent to an existing warehouse building. The site is not located within any areas of designated interest.

PROPOSAL

Consent is sought for the installation of a biomass boiler with container and buffer tank within the vacant yard area. The boiler is proposed to facilitate the drying of firewood.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SD 4 Pollution and Water Quality
SS 10 Other Rural Areas Strategy

National Planning Policy Framework

Section 6,12,15

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 28/04/2022
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None received within consultation period.

Town / Parish Comments

Cheadle Town Council have no objection to the development.

Environmental Health

Original comments requested additional information to be submitted.
Comments 04.05.2023- No objection subject to conditions.

Environment Agency

A permit may be required from EA and they recommended additional information be submitted and that the LPAS internal regulatory team are consulted with these details.

Severn Trent Waters

No objection, do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

The application site is located within the open countryside with an existing reclamation yard at Hales View Farm.

Policy SS 10 states that the other rural areas comprises the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

Policy SS10 2 aims to sustain the rural economy by: Enabling the limited expansion or development of business for employment uses where a rural location can be justified.

The application site is an existing reclamation yard and related businesses such as an antique shop, building materials supplier and furniture shop all currently occupy parts of the site. The development relates to a biomass boiler to dry firewood associated with a business called 'British Oak Barrels'. The use of the site is considered to justify a rural location and for this reason is considered to be a sustainable form of development.

Impact on Visual Amenity

Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

The proposed development is to be located to the south west of the site behind a number of existing warehouse buildings. As such the development is not readily visible from outside of the development site. When within the site the development would be seen in context with the other warehouse buildings and would not appear as an incongruous form of development. As such the development is considered to have an acceptable impact on the visual amenity of the area.

Amenity

The site does not benefit from any immediate neighbours and therefore the impact of the development is minimal.

Emissions/Energy Efficiency

Policy SD 4 states that the Council will protect people and the environment from unsafe, unhealthy and polluted environments by ensuring proposals avoid potential adverse effects; and only permitting proposals that are deemed (individually or cumulatively) to result in pollution (including air/ water/ noise/ vibration/ light/ ground contamination) if after mitigation, potential adverse effects are deemed acceptable. This may be achieved by the imposition of planning conditions or through a planning obligation.

In relation to the emissions associated with the use of the boiler, this has been reviewed by the Councils Environmental Health Department and additional information was requested. Subsequently the agent submitted amended plans including a drawing indicating that a flue is proposed at a 5.5m in height. As such the EH department have no objection to the development subject to conditions.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

OFFICER RECOMMENDATION :

That planning consent be granted subject to conditions

Case Officer: Rebecca Bowers

Recommendation Date: 05.05.2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council