DELEGATED DECISION REPORT

SMD/2023/0322 **Valid 01/08/2023**	**RUDYARD HOTEL LAKE ROAD** **RUDYARD**	**VIEWING PLATFORM** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the area and the significance of the conservation area

DESCRIPTION OF SITE

The Rudyard Hotel opened in 1851, is not a listed building but it is located within a Conservation Area. It is a grand stone building.

The Council published a Conservation Area Appraisal (CAA) in July 2016. The document does not specifically identify the Rudyard Hotel In the summary of "the distinctive, key characteristics of Rudyard" and, although the "Timeline of Events" does not record the construction of the Hotel, elsewhere in the CAA , it is recorded that the Hotel opened in 1851.

The hotel is referred to in the following terms:
"Encased within Rudyard Hotel is the original Water Bailiff's house of c1810. It was extended from 1851 and subsumed within later additions to become a large complex. Although purpose-built from 1851 as a hotel / inn, the style of architecture is best described as that of a mid-19th century rambling villa, with large bracketed eaves and hipped slate roofs, two-storey stone bay windows, overhanging bargeboards and decorative eaves, an eclectic mix of periods and details."

The development site concerns an edge of land to the side of the hotel car park toward the top of the main vehicle access from Lake Road down to the lake side and the damn.

The CAA does not identify the locality of the proposed platform as having any importance in contributing to the character of the Conservation Area, although the area on the opposite (south) side of the hotel is so identified.

PROPOSAL

The development has already been carried out. The viewing platform involves nothing more than the fencing around a parcel of land with timber post and rails, similar to fencing elsewhere in the vicinity, and provision of a gravel hard surface. It is located at the edge of the car park to the rear of the hotel

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Document (Adopted 2020)
S01 Spatial Objectives
SS1 Development Principles
SS10 Othe Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
95/0541 Extension to hotel. APPROVED.
99/00669/FUL Conservatory extension to hotel. APPROVED.
00/00772/FUL Renewal of permission for extension. APPROVED.

CONSULTATIONS

Publicity
Site Notice expiry date: 19.09.2023
Neighbour consultation period ends: 19.09.2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Horton PC: No Objection

Canal and River Trust
No Objection

Conservation Officer
No Objection

OFFICER COMMENTS

Impact on Green Belt
The Rudyard Hotel and the development site is in the Green Belt where development is inappropriate and harmful by definition unless it is provided for by one of the exceptions that appear on the closed lists at paras. 149 and 150 of the NPPF.

Two such exceptions include an engineering operation and the material change of use providing they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.

The development amounts to a slim piece of hardstanding to the outside edge of a large hotel carpark, enclosed by a small section of post and rail livestock fencing. It appears that the land may have been raised slightly in order to provide a level surface. It provides only for a limited number of people to achieve a view over the dam area of the lakeside. In these respects it does not harm openness or conflict with the purposes of including land.

The development is not inappropriate and there is no harm to the Green Belt.

Design and Impact on Character and Appearance
The platform area is limited and is located to the edge of the large car park. No landscape features have been affected. The platform is not visible in any important views which contribute to the character of the Landscape and Conservation Area.

When viewed from below from the dam or the lakeside access track, the platform is not intrusive or prominent, it reads as a continuation of the existing car park enclosure and is viewed against that context.

The impact of the proposal on the Conservation area is, thus, neutral. As there is no harm to the Conservation Area, there is no need to show any public benefit.

The tipping of material under trees has potential to adversely affect their health. However, given the limited amount of material involved in this case and the fact that only foot traffic will pass over the top, the impact is likely to be limited and removal of the material may cause more harm than retention. The development was carried out approximately 2 years ago and the trees do not appear to have been noticeably affected in that time. The tree officer was consulted at the time of the initial enforcement complaint and did not raise any particular concerns.

CONCLUSION / PLANNING BALANCE
No adverse impact on the Green Belt, character and appearance of the area, or the significance of the Conservation Area. No conflict with the Local Plan policies listed above or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 25/09/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council