

DELEGATED DECISION REPORT

SMD/2023/0614
Valid 05/12/2023

LAND SOUTH OF SHAY LANE
IPSTONES

ERECTION OF DETACHED
DWELLING

(FULL - MINOR)

MAIN ISSUES

- Principle of development and character and appearance.
- Ecology/biodiversity
- Renewable/low-carbon development
- Amenity
- Parking
- Coal

DESCRIPTION OF SITE

The application site is a plot of land on the southern side of Shay Lane Ipstones. The plot is large, the western side linking to Shay Lane at the road bend and the eastern portion set back from the road within a field. The Location/Site and Block Plans show the unusual plot shape. Ipstones village lies to the west.

For the purposes of planning policy consideration the majority of the application site is located within the open countryside (not Green Belt) and the majority of the plot is within a coal development high-risk area. Part of the site to the north-western edge is located within the Ipstones Conservation Area and Ipstones village Development Boundary but this seems to simply link the site with the settlement boundary rather than provide any space within the plot for the purpose of living accommodation/associated uses. The proposed dwelling would be outside of both the Conservation Area and village settlement boundary. There are no listed buildings/structures which need to be considered. The whole of the site is within the Churnet Valley Masterplan area. A Landscape Character Assessment marks the site as being a Dissected Sandstone Highland Fringe, Landscape Character Type. It is an area identified as landscape maintenance and of the highest sensitivity.

PROPOSAL

This is a Full planning application for the erection of a detached dwelling. The proposed dwelling would be single-storey and have a gable/pitched roof. Accommodation would consist of kitchen, dining, living room, utility, hall/boot room, shower/WC, plant room, bathroom and three bedrooms (master with ensuite and dressing room). The plans show that one of the bedrooms could be used as an office.

Covered verandas and a sunroom would link the two 'wings' of the building. Upon the proposed Staffordshire Blue tiled roof there would be an array of solar panels on the south facing side of the western wing. Six skylights would be inserted into the rear roof slopes. The application form states that (in addition to the Staffordshire Blue tiles) external materials would include natural stone, oak frame and brise soleil/sun screens. Windows are indicated to be powder coated aluminium. A very large domestic curtilage is proposed. Vehicular access

would be taken from the western corner at the junction with Shay Lane. Private garden space would be located on the southern side of the dwelling whilst parking/turning/driveway space would be to the west.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS8	Larger Villages Areas Strategy
SS10	Other Rural Areas Strategy
SS11	Churnet Valley Strategy
SD1	Sustainable Use of Resources
SD2	Renewable/Low-Carbon Energy,
H1	New Housing Development
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
NE2	Trees, Woodland and Hedgerows
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.
2. Churnet Valley Masterplan

Evidence based document: Landscape and Settlement Character Assessment of Staffordshire Moorlands (Wardell Armstrong)

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed and beautiful places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Press Advert: Leek Post and Times. Expired.

Public Comments: None received during the statutory consultation period.

Ipstones Parish Council: No representations received during the statutory consultation period.

Environmental Health: No objections subject to conditions.

Coal Authority: No objection. The Planning Team at the Coal Authority concurs with the conclusions of the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development. Conditions recommended.

Waste Services (SMDC): No issues regarding waste collections.

Trees (SMDC): Summary: an improvement over the previously refused application. No objection subject to conditions requested in the event of approval.

Ancient Woodland

The current application red-edge maintains a similar distance beyond the boundary of the current extent of the registered Ancient Semi-natural Woodland (ASNW) of Moseymoor Wood, to include avoiding development within an advised buffer zone around the ASNW, and therefore would similarly have no direct or significant indirect impact on the ASNW. It would again be appropriate to seek biodiversity enhancements to the buffer zone (within the blue-edged land also in the applicants' control) through suitable new landscape planting and/or management.

Existing Trees and Hedgerows

The application as now revised would use the existing access off Shay Lane at the north-western corner of the site, and would omit the previously proposed new access near the north-eastern corner. In turn, this would avoid the need for removal of existing highway boundary stone wall and field hedgerow along the north-eastern section of the site's highway frontage in association with the previously proposed lane widening for visibility splays and passing space. The amended scheme would, in comparison, greatly assist in preserving the existing character of Shay Lane as a narrow, tightly enclosed rural lane – which was my main concern with the first application.

It is noted that no widening for visibility splays, nor creation of new passing bays, are currently proposed for the existing access (which is appropriate in terms of landscape character); moreover, the consultation response from the highway authority on the resubmitted amended application does not request or recommend conditions for any such provision, although an advisory note suggests that on-going hedgerow maintenance would benefit visibility for

highway users including the applicants (cutting back and/or lowering, rather than removal – to control height and spread – as mentioned in the applicants' Planning Statement). This would seem appropriate and such hedgerow trimming/management would not require any consent from the local planning authority whether or not planning permission is granted for the proposed development.

On-site parking is indicated partly under cover within a semi-open outbuilding located adjacent to/under trees, but this is an existing building so raises no new impact on these trees.

Landscape Character and Visual Impact

The proposed new dwelling itself is as per the previous application in terms of siting, design, layout etc. However, the proposed residential curtilage is now reduced, avoiding creation of a new access, drive and parking/turning area, and in turn retaining a greater amount of the existing paddock in agricultural-type use. Impact on landscape character would therefore be slightly reduced compared to the previous scheme. Visual impact of the dwelling itself would be similar to previous, but as noted in my previous comments this would be relatively limited due to the single-storey design and its position at lower ground level than the road, and also relatively quickly mitigated by new landscaping.

Conclusion

The amended resubmitted scheme is a notable improvement in terms of reduced impact on landscape character and reduced impact on existing boundary wall and hedgerow, and consequently would have notably less impact on the character of Shay Lane.

Conservation Officer: Objection. Recommended refusal.

The site location is within the setting of Ipstones Conservation Area. This is not taken into account during assessment and noted does not fulfil paragraphs 200 of the NPPF. A comprehensive heritage statement would be able to inform the project appropriately. The frontage of the site appears to be within the boundary. In light of this I do not feel the project harmonises successfully with the historic grain of the village, and do not feel that a similar material palette to the vernacular solely alleviates this.

The scheme is of an unnatural size for a domestic dwelling and not something commonly found in this character area. There is no precedent for this adjacent to the historic core of the village. The open backdrop and exposed location affords the site very little enabling it to be inconspicuous, and therefore it does not appear sensitive to the setting. I do not believe that it looks to be an enhancement to the area or setting of the conservation area. The size, form and orientation, accompanied with a confused character of part large barn, and part domestic quarters looks to make a structure undecided in what its style is, and I am unsure to what precedent there was to inform it.

With regard to landscape character, the sporadic grain of the village nucleated around small historic road layouts allows the historic development of the area to remain well read. With lengthy views in and across the area to afford a strong sense of place, I feel the scheme looks to create visual conflict within this context and as such a level of harm.

The topography of the area appears to demonstrate a direct line of site from the gateway locations of the conservation area across and toward the proposal site and further area of mature woodland which frames this vicinity. It appears that the proposal site is somewhat lower than some of the main thoroughfares adjacent to the west making for a site very much

overlooked. From the south heading north into the village at this gateway location, the area is particularly flat and sees extensive views arcing north west into the site location.

Within the site vicinity there are three listed buildings.

East View: GII. 1189030.

Meadow Place Farmhouse: GII. 1374614.

Barn approx. 10m south of Meadow Place Farmhouse. GII. 1374631.

At the eastern part of the site there appears to be a surviving original drystone wall which runs the length of this area and adjacent to some traditional vernacular dwellings on the immediate corner. The lane is particularly narrow.

The project includes a lengthy driveway and perhaps large garages. This again seems unnatural for this vicinity and the landscape, and appears to sit uncomfortably adjacent to the traditional dwellings to the west on the corner.

With regards to other design notes, the proposed elevations demonstrate extensive glazing, rooflights, cladding, panelling or barn doors. With one side of the building looking to be very contemporary and the other attempting to mimic a barn. Unfortunately it feels as though there is 'a lot going on' and with little cohesion across the styles. This paired with a proposed natural stone material palette I do not feel is very coherent. It looks to be a large building come bungalow-come barn and I am struggling to see that it contributes to this area. Advice I can offer at this time is that a style of building is chosen; be it a case of 'one or the other'. And to achieve this a heritage statement needs to be devised. An appropriate level of understanding of the vicinity fulfilling NPPF paragraph 200 and an appraisal will help inform the design and material palette, along with appropriate scale, form and relevant design features.

To conclude; I cannot provide full support at this time. By virtue of the scale, form and design of the structure the project has not taken into account the identity of the area and therefore has not provided a sensitive enhancement to the setting of Ipstones Conservation Area. I also see there is insufficient supporting information. In referring to local policy I do not believe it is faithful to Policy DC1 and DC2.

The proposals would fail to preserve or enhance the character and appearance of the Conservation Area contrary to Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regard to the NPPF the harm would be less than substantial however it is not considered that there are public benefits to outweigh this heritage harm identified.

Staffordshire County Council Highways: Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions

Current records show there were no Personal Injury Collisions on Shay Lane either side of the access from 31st December 2015 to 31st December 2020.

Background

The site is located on Shay Lane which is a D classification road (Road No. D1123), there are no footways or streetlights. Shay Lane is a narrow, rural lane and is a no through road.

Previous Application

SMD/2023/0130 - Erection of detached dwelling and associated works – Conditioned by the Highway Authority.

Description of Proposal

Erection of detached dwelling.

Comments on Information Submitted

The application is for construction of a detached 3-bedroom dwelling within a parcel of land south of Shay Lane. Previous application SMD/2023/0130 was refused by Staffordshire Moorlands District Council, the proposal has been modified and SMD/2023/0614 application submitted. The proposed access via an existing field gate, parking area and passing place along Shay Lane have been removed from the application. This proposal now utilises an existing access currently and which will continue to serve an existing stable block, domestic outbuilding and off-street parking.

Parking

The proposed dwelling will have off highway parking and turning for 4 vehicles (in total) as detailed on plan titled Site Plan as Proposed Drawing No. AL104. Parking for 2 vehicles is to be created to the south of the existing carport and parking for a further 2 vehicles within the storage shed to the west of carport, as detailed in Drawing No. AL104. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m).

The Planning and Heritage Statement states; 2 off-street parking spaces are to serve Brook Cottage which does not currently have parking provision.

Access

Vehicular access to the proposed dwelling will be taken off Shay Lane via the existing vehicular access which is located at the North Western corner of the site and currently serves outbuildings and an off street parking area. The access will be shared with the proposed dwelling and Brook Cottage.

Improvements to the existing vehicular access are proposed, the bell mouth is to be re-surfaced in tarmac and a raised cobblestone rumble strip added between the tarmac and gravel area of the drive.

Visibility

Visibility at the access is restricted due to the hedgerow, it is noted within the Planning Statement in 5.33

- Some improvements to visibility on egress could also be achieved by cutting back or lowering the existing boundary hedgerow. It would be beneficial to all users of the access if the improvements were implemented and the hedgerow is regularly maintained.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0614) subject to the following conditions:

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with Drawing No. AL104. The parking and turning area shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason: To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Informative – The resurfacing of the access may require a permit to dig as the works will be on or adjacent to the highway. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:

<https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx> or for further details please contact Staffordshire County Council Traffic and Network Unit trafficandnetwork@staffordshire.gov.uk

Note to Planning Officer

The hedgerow at the access restricts drivers' visibility it would be beneficial to the applicant and other users to ensure the hedge is cut back and regularly maintained.

Severn Trent Water: No objections to the proposals subject to condition.

Staffordshire Wildlife Trust:

Staffordshire Wildlife Trust has been asked to review the above applications as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

SUMMARY – No objection subject to conditions. Secure via condition should approval be granted:

1. Detailed landscaping scheme including hedgerow/ tree planting and grassland enhancement
2. Detailed drainage plan including wetland features where possible
3. Long-term management and monitoring plan for created habitats
4. Method statement for invasive plant removal to be submitted prior to commencement
5. Development to proceed in accordance with species protection measures as set out in the Preliminary Ecological Appraisal December 2022 by Apex Ecology Ltd.
6. Bat sensitive lighting plan following current best practice guidance

OFFICER COMMENTS

Principle of Development, Character and Appearance

The Local Planning Authority is required to determine planning applications in accordance with the development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

Whilst the changes to the National Planning Policy Framework are noted regarding the 5 year housing land supply, (which the council cannot currently demonstrate) it is recognised that this application was submitted prior to the implementation date. Therefore in accordance with paragraph 11(d) of the NPPF, the presumption in favour of development still applies where planning permission should be approved unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application site is located mainly within a part of the Staffordshire Moorlands which is designated as open countryside. The westernmost part of the site around the proposed access is within the Ipstones settlement boundary. Following refusal of the previous application, the red edge application boundary on the western edge has also been amended in that it now bounds the development boundary and the edge of the Ipstones Conservation Area. No part of the site is within the Green Belt.

Ipstones is identified within the Local Plan as being a larger village (policy SS8) where support for housing proposals can be supported subject to satisfying certain criteria. Policy SS8 allows 'Rural exceptions housing in appropriate locations on the edge of settlements (in accordance with Policy H1). This will be additional to the housing provision for the rural areas' and considers 'limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H1.'

The proposed dwelling is not within the Ipstones development boundary and therefore there is no assumption of support in principle as there would be if the house were wholly within a settlement boundary. Only a small portion of the application site is within the Ipstones settlement boundary however the plans do not show this portion of land as being necessary in terms of its use for residential development provision. The link simply includes part of the settlement boundary to trigger consideration of additional housing policies, as does the change in location of the western boundary which now runs behind 79 Brookfields Road.

Local Plan policy SS10 (where relevant to this application) restricts new build housing development in the countryside to that which has an essential need to be located in the countryside (in accordance with Policy H1). There is also some provision for rural exceptions housing such as 'Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with Policy H 1). This will be additional to the housing provision for the rural areas,' and 'giving consideration to limited infilling on the edge of settlement boundaries, subject to the criteria set out in Policy H1.'

Local Plan policy H1 states that 'All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.' In addition 'All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.'

Local Plan policy H1 goes on to state that 'Outside of the development boundaries, limited infill residential development of an appropriate scale and character for the Spatial Strategy will be supported, provided that:

- The development will adjoin the boundary of a larger village and be well related to the existing pattern of development and surrounding land uses, or;
- The development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development; and
- In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

Whilst the red edge boundary changes have been made, it does not alter the fact that the proposal is contrary to the provisions of policy H1.

In the case of this application, the development is not an infill proposal. Whilst there are some sporadically located dwellings within the wider area, this site cannot be said to constitute an infill plot. It is an elongated plot which clearly encroaches into the countryside, appearing as a limb of development extending beyond the settlement, rather than relating well to its (settlements') established pattern/cluster.

Whilst there is some allowance for development adjoining the boundaries of Larger Villages, it must relate to the existing pattern of development. The site sits very much at odds with other residential development further to the west. Part of the established character of this area are dwellings generally facing towards/addressing the road layout whereas this scheme does not. The development within the Ipstones settlement boundary sits in a broadly North-south alignment, whereas this scheme encroaches at an angle into the countryside and does not relate well, visually or spatially, to the existing pattern of residential development.

The council considers the development to be a prominent intrusion into the countryside and would negatively impact upon the character and appearance of the countryside. The Local Planning Authority considers that the application does not accord with policy H1.

Similar to the previously refused scheme, there would be clear harm to the character of the countryside at this point. Within the Churnet Valley Masterplan area, Ipstones is identified as forming part of the Central Character area, having a high landscape value. The Masterplan identifies the area as being more suited to countryside activities and minimal change. Whilst the additional access which was previously proposed has now been removed, the extent of the current proposed works such as the excavation needed and the erection of such a large dwelling, cannot be said to be minimal.

The Landscape and Settlement Character Assessment identifies the application site as being sited within a Dissected sandstone highland fringe, landscape character type. Key characteristics within this landscape type are;

- Steep sided valleys and rounded dissected landform
- Narrow wooded stream valleys
- Small to medium scale pastoral landscape
- Fields hedge lined or bounded by dry stone walls
- Scattered hedgerow trees
- Stone built farmhouses
- Narrow, steep and winding lanes
- Wide and distant views

This landscape character type is identified as very sensitive to the impacts of development and land use change. It is identified as an area of landscape maintenance. The character assessment states that 'the open character of the upland edge must be maintained,' it also states that 'changes that detract from local character and over urbanise properties and their settings should be avoided.' This scheme clearly would result in harmful change to land which is currently a field, having an urbanising impact which is disjointed from the settlement.

The scheme no longer proposes a new vehicular access nor the roadside passing place and as such has reduced the potential visual impact harm along Shay Lane which identified within the previous application. However, reduction of previously proposed harm does not make the current scheme acceptable, it has to be considered on its own merits as a fresh application based on the current site circumstances and policies; the report has already identified a number of visual and spatial harms.

The size of the proposed dwelling is as per the previously refused submission. The domestic curtilage is still sizeable within the field area and the red edge around the access and driveway appears unnecessarily large and disjointed from the main house, it does not seem to serve any purpose apart from linking the plot with the development boundary. The domestication of such a large parcel of land and the increased comings and goings as a result of the development of the site will have character harm.. The large footprint of the dwelling, surrounding patio/footpath areas, domesticated landscaping/gardens and the potential for the trappings of domestic use such as seating/tables/play equipment etc, which cannot be controlled by the removal of Permitted Development Rights. Whilst the dwelling may have been designed with land levels in mind, it still has a sprawling footprint; the covered veranda areas and sun room make this more so.

A number of Local Plan policies concern themselves with visual impact and the need for the character of areas not to be harmed. Of particular importance is policy DC3 'Landscape and Settlement Setting' where it is stated the council should protect and where possible enhance local landscape and setting by;

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence.

For the reasons outlined above, it is clear that the proposal does not satisfy the requirements of policy DC3.

Due to the positioning of the red edge being changed from the previous submission, part of the site now includes the Ipstones Conservation Area and part of the western boundary runs adjacent to it at the rear of 79 Brookfields Road. Conservation Area location and setting is therefore considered. The Council's Conservation Officer considers that the application should be refused, citing a number of reasons which can be read in full within the 'Consultations' paragraph above. The Planning Statement does make some reference to the presence of the Ipstones Conservation Area however the Conservation Officer has raised the fact that there is no detailed analysis of how the proposal might impact upon the Conservation Area and it's setting, including from differing vantage points, this is contrary to the requirements of paragraph number 200 of the National Planning Policy Framework. It is not intended to repeat all of the Conservation Officer's comments, but it is clear that there are concerns including (but not necessarily limited to) location, visual impact, design/size of dwelling, size of plot. Site visit photographs clearly show dwellings viewed from the area in which the dwelling is proposed to be located. As such there is conflict with policy DC2.

Ecology/Biodiversity

Local Plan policy NE1 considers matters of biodiversity, whilst Local Plan policy NE2 concerns itself with protecting trees, woodlands and hedgerows. The Council's Arboricultural officer has again assessed the application. Comments include it being appropriate to seek biodiversity enhancements to the buffer zone, in the event of planning permission being approved. No new impact(s) upon existing trees have been identified and requested conditions include protection of trees/shrubs/hedgerows and submission of a landscaping plan.

Staffordshire Wildlife Trust do not object to the scheme, suggesting a number of conditions for example landscaping, drainage, habitat creation/management

Renewable/low-carbon development

The Planning Statement informs that 'the proposed dwelling aims to create a low-impact, sustainable home, with low energy consumption and use of renewable sources of energy.' The Statement also informs that 'its single storey form and broadly curved design has been deliberately adopted in order to follow the curvature of the existing hollow within which the dwelling will sit.' It is understood that the dwelling has been designed to take account of the path of the sun for solar gain, such as habitable rooms on the southern side of the building and large glazed areas for solar temperature gain. The Energy and Sustainability Statement informs that the applicants intend to incorporate solar panels with battery storage, waste water heat recovery systems and an air source heat pump, there would also be a hot water cylinder with backup immersion and under floor heating.

The LPA are also informed that surface and rain water will be collected from the roof and stored in a holding tank, to be reused where possible as 'grey water.' The 'grey water' would then be used for watering plants, vegetables, trees etc. The LPA is informed that all of these initiatives will 'result in lower energy usage, lower carbon footprint and therefore lower energy bills.' These measures are welcomed and ensures compliance with Local Plan policy SD2.

Amenity

There are no objections in terms of any neighbour amenity impact. The proposed dwelling is positioned well away from any other dwelling to more than comply with the adopted Space About Dwellings standards. In terms of amenity for future occupants, the proposed dwelling has sufficient garden and offroad parking space, principal rooms would also have acceptable levels of natural lighting.

Parking

An existing vehicular access off Shay Lane would be used to access the proposed dwelling. There is an existing driveway which, it is understood, will be shared with other users. There are no objections to the application in terms of the proposed use of the existing access or the level of off-road parking provision currently in existence. It is noted that the existing bell-mouth access would be resurfaced in tarmac and a rumble strip installed. The County Highways officer has commented that 'the proposal would not have a detrimental impact on the highway.' No highways objections are submitted. A condition is requested to secure the parking spaces prior to first occupation of the dwelling.

Coal

The application site is located within an identified High-risk coal development area. The Coal Authority have confirmed that 'The Planning Team at the Coal Authority concurs with the conclusions of the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial measures, in order to ensure the safety and stability of the proposed development. 'A number of conditions and informative notes have been recommended in the event of planning permission being approved.

CONCLUSION / PLANNING BALANCE

It is acknowledged that the council does not currently have a 5 year housing land supply and therefore the 'Presumption in favour of sustainable development' as outlined within the National Planning Policy Framework is triggered. A very small section of the application is within the Ipstones Development Boundary and some of the site is within the Ipstones

Conservation Area. The majority of the application site is within the open countryside (not Green Belt). The siting of the dwelling itself and the majority of its domestic curtilage would be outside of the settlement boundary.

For the reasons outlined above it is considered that the application fails in respect of the provisions of Local Plan policies SS8, SS10 and H1 in terms of the principle of developing this site for residential purposes. The development would not be well related to the existing pattern of development and would lead to a prominent intrusion into the countryside, both visually and spatially and harm the character and appearance of it contrary to the requirements of policies DC1, DC3 and H1. There would be also harm to the significance of the designated heritage asset contrary to Policy DC2.

Against this environmental harm must be weighed the economic and social benefit of an additional dwelling at a time of housing under supply. However, a single dwelling would make a very limited contribution. It is acknowledged that the proposed development would incorporate sustainable energy measures which are welcomed and should be encouraged within residential proposals. However these factors not override the in principle, visual and character impact objections as detailed within the report, sustainability starts with making sure that the right development is in the right place. The application is for a single dwelling which would lead to some short term economic benefit during the construction phase as well as some limited benefit from future occupiers. However, the benefits arising from a single dwelling would not tip the balance in favour of supporting the scheme due to its inappropriate location and visual impact harm.

Whilst the dwelling would go some way towards the housing supply shortage, the identified harm significantly and demonstrably outweighs the benefits. For the reasons as set out within the report, it is recommended that the application is refused.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson

Recommendation Date: 13/2/2024.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council