

Planning Statement

Property: **Shippon Tea Rooms, Hollinshead Farm, Lask Edge Road, Lask Edge, Leek, ST13 8QS**

Applicant: **Mrs Pauline Hunt**

The applicant seeks full planning permission for the change of use of a property with an A3 Use Class (now E(b)) – situated at Hollinshead Farm, Lask Edge – to ancillary accommodation for a close family member.

1 The Site

1.1 Site Description:

The application site comprises a fully renovated stone and brick shippon – currently a tea room – at Hollinshead Farm, Lask Edge. The property covers an area of 75 square metres. There is an area of hardstanding with parking for seven cars to the front of the property. The carpark boundaries are bordered by a hawthorn hedge, dry stone wall, and stone work wall.

1.2 Site Location and Access:

The site is accessed directly off Lask Edge Road via a private track approximately 180 metres in length, belonging to Hollinshead Farm. Due to undulating levels between the site and the highway, Hollinshead Farm bungalow and the tea room are not particularly visible from Lask Edge Road. The property is adjacent to the bungalow known as Hollinshead Farm. The distance between the property and the closest residential development is over 80 metres. Fields surround the property.

2 Site History

2.1 Planning History:

Prior to September 2014 the property known as Shippon Tea Rooms was formerly a shippon with an attached dairy and outbuilding. Full planning permission for change of use to Class A3 was granted by SMDC on 29/09/2014, reference SMD/2014/0215. The property was subsequently renovated in accordance with contemporary building regulations and the conditions imposed by SMDC. The design was deemed to “enhance the local landscape in accordance with Core Strategy Policy DC3 and the rural character of the area in accordance with Core Strategy Policy R1”. (See *Delegated Report*.)

3 The Proposal

3.1 The applicant seeks full planning permission for change of use of the property with an A3 Use Class (now E(b)) – situated at Hollinshead Farm, Lask Edge – to ancillary accommodation for a close family member.

3.2 Ancillary Use:

The ancillary building will be occupied by a close family member who has resided at Hollinshead Farm for over ten years.

4 Design:

- 4.1 The proposal does not seek to change the exterior features of the property or premises in any way and does not violate the conditions relating to exterior features stated on the current permission.
- 4.2 The proposal does not seek to change the exterior of the property in any way, so the openness of the Green Belt will be preserved. Regarding location, please also note that the case officer who granted the A3 Use Class, R Simpkin, already concluded that “the site lies within an area of high landscape value, but the building is not prominently located being set well back from the public highway in a dip and with a backdrop of trees”. (See *Delegated Report*.)
- 4.3 Additional parking is not being sought, so the openness of the Green Belt will be preserved. There is adequate parking and turning within the site to cater for the likely needs of the parent dwelling and the ancillary building.
- 4.4 The property already contains a kitchen and toilet. The other areas would be used as a bedroom and living room/office to make it self-contained accommodation. It is not the intention to create a separate dwelling, nor would this be practical: the property shares the use of a septic tank with the parent dwelling, for example.
- 4.5 The scale of the property is subordinate to the parent dwelling.

5 Amenity:

- 5.1 The proposed change of use will not have a detrimental effect on neighbouring amenity because the application site is an isolated property surrounded by fields, with the nearest neighbouring residential property being located over 80 metres away.

6 Highway Safety:

- 6.1 The property is accessed by the existing private track belonging to Hollinshead Farm.
- 6.2 There is adequate parking and turning within the site to cater for the likely needs of the parent dwelling and the ancillary. There is currently room to park seven cars at the end of the track in the parking area. No further parking is being sought.
- 6.3 The proposed change of use would not increase the amount of traffic using the access; it would reduce it.

7 Relevant Planning Policies:

7.1 Housing for Local People and Affordable Housing (SPG, adopted February 2005)

3.6 Notwithstanding Housing legislation, the Council therefore proposes that future approvals for residential development will be restricted to development that meets the housing needs of local people who satisfy at least one of the following criteria: • They have lived continuously in the Staffordshire Moorlands community for at least five years; • They have a strong local connection with the Staffordshire Moorlands by birth or upbringing, or by previous period of residence; • They need to support their family currently living in the Staffordshire Moorlands or are themselves in need of family support; • They are employed in the Staffordshire Moorlands.

8 Similar Approvals:

- SMDC granted permission to turn property adjacent to Lask Edge Farm into ancillary accommodation for a family member in August 2014 – reference, SMD/2014/0229.
- SMDC granted permission for change of use of an agricultural building to ancillary accommodation in November 2017, reference – SMD/2017/0554.

In addition:

- SMDC granted permission for change of use of Lask Edge Methodist Church from a place of worship to a residential dwelling in September 2018 – reference, SMD/2018/0316.
- SMDC granted permission for change of use of an agricultural building to a dwelling in September 2019 – reference, application DET/2019/0030.