

DELEGATED DECISION REPORT

SMD/2024/0070
Valid 09/02/2024

TITTESWORTH WATER
PLAY AREA BLACKSHAW
LANE
MEERBROOK
LEEK

CHANGING PLACES TOILET
(FULL - MINOR)

MAIN ISSUES

- Design

DESCRIPTION OF SITE

The site is a small piece of land within the wider Tittesworth Water Visitor Centre, adjacent to an existing toilet block, play area, and parking area.

PROPOSAL

The proposal is for an accessible standalone flat roofed toilet block, which will be approximately 2.8 metres to the roof, and approximately 4.8 metres wide. The proposal is to be finished with Vanilla White PVCu cladding, and is to be wheelchair accessible.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Leekfrith Neighbourhood Plan

Policy 3: Parking on the narrow roads throughout the parish

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2012/1186 (OLD REFERENCE:12/01339/ADV). DESCRIPTION: 2 timber site entrance signs, 2.45m high, 1.58, wide and 0.2m in the form of a sail 2 timber information signs 2.1m high, 1.3m wide and 0.2m deep situated within the reservoir car park 1 set of 3 6m flag poles within the car park for hanging banners, 3. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: 07/03/2024
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment.

The proposal is in the open countryside covered by Policy SS10, which states that areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This proposal has a clear essential need to be located in this area, and supports tourism as it is a facility linked with the Tittesworth Water Visitor Centre.

Policy 3 of the Leekfrith Neighbourhood Plan has been considered, along with the Design and Access statement, and it is deemed that the proposal would have no impact on roadside parking as there is ample parking amenity at the site.

The proposal is therefore acceptable in principle.

Design

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The design of the proposal is fairly standard for this type of development, and would not seem out of place in its settings and surroundings, as it will be located adjacent to a larger, similarly designed toilet block. As such, the design of the proposal is acceptable.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The site is wholly surrounded by the applicants own land, and would not be visible from outside of the wider site at the visitor centre. Therefore the proposal is thought to have no impact on local amenity.

Highway Safety

Paragraph 104 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. The proposal would have no impact on highway safety as it is located adjacent to a large parking area, well away from a public highway. The policy complies with Policy T1,

CONCLUSION / PLANNING BALANCE

On balance, the proposal would have no negative impact on the local area in terms of design, amenity or highway safety, and would in fact make the site more accessible for people, due to the nature of the proposal. Therefore, the recommendation is to approve.

OFFICER RECOMMENDATION : Approve, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 05/04/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

