

DELEGATED DECISION REPORT

SMD/2024/0078
Valid 22/02/2024

HOLLINSHEAD FARM LASK
EDGE ROAD
LASK EDGE
LEEK

CHANGE OF USE OF
PROPERTY WITH AN A3 USE
CLASS (NOW E(B)) TO
ANCILLARY
ACCOMMODATION

(FULL - MINOR)

MAIN ISSUES

Whether or not the proposal amounts to inappropriate development in the Green Belt
The principle of the development
The impact on the character and appearance of the area.
The impact on residential amenities.
The impact on highway safety.

DESCRIPTION OF SITE

The application site is in the countryside a short distance to the south-east of Biddulph Moor village and is also in the Green Belt. It comprises a tea room inside a former farm building, converted under a 2014 planning permission. It can be reached via a farm track connected to Lask Edge Road about 200m to the east. This is the first building reached going along the track and there is a bungalow within the same property a short distance to the west of the tea room. The two buildings are surrounded by open farmland although there are other rural dwellings and farms a short distance to the north and south.

The building comprises a traditional stone farm outbuilding with dual pitched and tiled roof (the west part) with a brick lean-to extension to the east. The entrance is on the east elevation facing a parking area. There are three tea rooms areas, a kitchen and toilets.

PROPOSAL

This is a full planning application to convert the building into an annex or additional residential floorspace for the adjacent bungalow. There would be no external alterations to the building or anywhere else around the site. The only significant works would be the removal of two internal walls to allow an open space living room and office area area linked to a lobby area where there is a set of existing French doors facing the bungalow across a yard. The tea room in the east elevation extension would become a bedroom. The kitchen and toilets would become a kitchen and bathroom.

A Planning Statement accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS10 Other Rural Areas Area Strategy
DC1 Design Considerations.

National Planning Policy Framework (Dec 2023)

Sections 12 (Design) and 13 (Green Belt).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0215: Change of use to tea rooms. Approved and implemented.

CONSULTATIONS

Publicity

Site Notice expiry date: 10.4.24
Neighbour consultation period ends: 10.4.24
Press Advert: N/A

Public Comments

One letter of support has been received from an address in Horton.

Town / Parish Comments

Leek Town Council: No objection.

Severn Trent Water

No objection.

OFFICER COMMENTS

The site is in the Green Belt. The strategy for the countryside, Policy SS10 of the Local Plan requires strict control over inappropriate development in the Green Belt. Paras 154 and 155 of the NPPF set out the forms of development which exceptionally are not inappropriate in the Green Belt and therefore also by definition not harmful to the openness of the Green Belt. It lists the change of use of buildings where they are substantial and permanent. The building which is part stone and part brick and has been in use as a tea room/café is clearly substantial and permanent and therefore the change of use is not inappropriate development and therefore not harmful to its openness.

The loss of the tea shop is acceptable in principle in general as it is in an unsustainable rural location. The change of use to an annex to the bungalow would lead to less vehicle movements going to and from the site. The tea shop appears to

be a small family run operation with no significant employment generation and so its loss would not have a significant impact on the local economy including the tourism economy.

The change of use to ancillary residential accommodation would not harm the character or amenities of the area. It is just 10 metres from the bungalow and its layout and limited size would not lead it to be very practical for a completely separate dwelling use.

There are no external alterations to the building or to the grounds in which the building sits and so as well as having no impact on the openness of the Green Belt, the proposal would also have no impact on the appearance of the area. Due to the distance away from other separate residential properties, its new use would not give rise to any harms to the residential amenities of nearby separate properties.

As the new use would not lead to any increase in vehicle movements and there is a safe enough parking and access arrangement from the public highway, the new use would not lead to any detriment to highway safety.

CONCLUSION / PLANNING BALANCE

The proposal would not amount to inappropriate development in the Green Belt, is acceptable in principle, the loss of the tea shop would not harm the local economy and would not lead to any harms to the visual and residential amenities of the area. The proposal would therefore comply with the Local Plan and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 18.4.24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council