

DELEGATED DECISION REPORT

SMD/2024/0091
Valid 13/03/2024

MOSS LEE GRANGE
BASFORD GREEN ROAD
CHEDDLETON

CHANGE OF USE FROM
MIXED DWELLING AND BED &
BREAKFAST TO
DWELLINGHOUSE

(FULL - MINOR)

MAIN ISSUES

- Development in the Open Countryside

DESCRIPTION OF SITE

The site is a two storey stone barn conversion, once associated with the nearby Mosslee Hall Farm. The site likely dates from the 17th Century, which corresponds with the date of the listed stone barn and Hall. The building is link-detached, with one gable end attached at first floor level with another building. The building has a dual pitched tile roof, and is located in a rural setting.

PROPOSAL

The proposal is to change the use of the building from a mixed dwelling and bed & breakfast to dwellinghouse. No physical works are to take place.

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS10 Other Rural Areas Strategy
H1 New Housing development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135, 195 – 214.
Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places,
16 – Conserving and enhancing the historic environment.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2003/0209. (OLD REFERENCE: 03/00024/FUL). DESCRIPTION: Conversion of barn to holiday accommodation. DECISION: REFUSED.
- SMD/2003/0305. (OLD REFERENCE: 03/00691/FUL). DESCRIPTION: Conversion of barn to dwelling and bed and breakfast accommodation. DECISION: APPROVED.

CONSULTATIONS

Publicity

Site Notice expiry date: 25/04/2024

Neighbour consultation period ends: 05/04/2024

Press Advert: N/A

Public Comments

No comments received.

Cheddleton Parish Comments

No objection.

Environmental Health

No issues raised.

Staffordshire County Council Highways

Acceptance.

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, under Policy SS10 states that these areas shall only provide for development which has an essential need to be located in the countryside. SS10 also states that housing needs will be met in the open countryside by allowing the conversion of existing rural buildings in accordance with Policy H1. 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.

The site is not allocated for housing development and is in the open countryside, and Policy H1 (point 5) states that: *only the following forms of housing development will be permitted; d) the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for*

conversion; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. In this case, the building is a converted stone barn, estimated to date from around the 17th Century, as this correlates with the dates of the nearby Grade II* Listed Mosslee Hall, and Grade II Listed Barn, which are built from similar materials and architectural style. While not a designated heritage asset itself, as it is unlisted and does not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF), Moss Lee Grange could be considered a non-designated heritage asset as it is within the setting of the nearby listed buildings, and all three buildings are read together in the landscape to form a historic rural farmstead. The accompanying planning statement has claimed that the building is no longer viable as a B&B, and therefore a change of use to dwellinghouse would ensure the future of this non-designated heritage asset.

As such, the proposal aligns with Policy H1 and SS10, as the proposal is a building which is of physical, architectural and important character, and would maintain the setting of the Listed Buildings and wider landscape. There are no physical alterations which would need to take place as it has been operated as a barn converted B&B since permission was granted for this use in 2003 (SMD/2003/0305 (old reference: 03/00691/FUL)). The proposal is therefore acceptable development in the open countryside.

Design

No physical development is taking place at the site, and therefore no changes to the design of the property.

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 bounded by Mosslee Hall Farm to the south-west. Due to the nature of the proposal, there would be no neighbour amenity impact, as no physical changes are taking place, and the property is to become a private residence rather than a commercial B&B.

Highway Safety

Paragraph 108 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.

No changes to the current access and parking arrangements are proposed. Parking for 4 vehicles is shown on the submitted Existing and Proposed Site Plan. There will be a reduction in trips given the proposed change of use and sufficient available parking.

The proposal will not have a detrimental impact on the adopted highway, and therefore is compliant with Policy T1.

Heritage

Policy DC2 seeks to preserve and enhance heritage assets and their setting, and ensure that proposals contribute positively to the character of the built and historic environment. The site is not listed, however it is within the locality of the Grade II* Listed Mosslee Hall Farm, and Grade II Listed Barn, north of Mosslee Hall Farm. As no physical alterations are associated with the development, it is not considered that there would be any harm caused to the setting of the Listed Buildings.

CONCLUSION / PLANNING BALANCE

The proposal is recommended for approval as there are no physical changes taking place, and the proposal would reduce the number of car journeys in the open countryside, as a result of the change from commercial accommodation to private dwelling.

OFFICER RECOMMENDATION : APPROVE, subject to conditions

Case Officer: Reuben Berriman

Recommendation Date: 14/05/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council