

DELEGATED DECISION REPORT

SMD/2024/0199
Valid 09/05/2024

**AUCTIONEERS ARMS THE
GREEN
CAVERSWALL**

**SINGLE STOREY EXTENSION TO
EXISTING KITCHEN**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Neighbour amenity
- Environmental Health
- Parking
- Coal area

DESCRIPTION OF SITE

The application site is the Auctioneer's Arms public house. The detached building is large and occupies a visually prominent position at the junction of School Lane, Caverswall Road and The Green. To the side and rear of the pub is a large customer car park, the surrounding area generally comprises of residential dwellings with open fields further to the west at the rear of the houses fronting The Green and Mill Close.

For the purposes of planning policy consideration the Auctioneer's Arms is within the countryside but not the Green Belt. The area is marked as a low-risk coal development area. The site is not within any Conservation Area and there are no listed building/structures or protected trees which need considering.

PROPOSAL

The application seeks consent for the erection of a ground floor kitchen extension which would be located at the rear of the Auctioneer's Arms public house. The extension would have a flat roof and its walls would be constructed from matching brickwork. The works would involve the removal of a store room and the removal of the existing external kitchen wall to create one large, open-plan kitchen. The plans also show the intention to create an accessible WC.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS9 Smaller Villages Areas Strategy
- SS11 Churnet Valley Strategy
- SD4 Pollution and Water Quality
- E1 New Employment Development
- E3 Existing Employment Areas, Premises and Allocations
- DC1 Design Considerations
- C1 Creating Sustainable Communities

T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 8 Promoting healthy and safety communities
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/00958/FUL Single storey front and side extension and internal alterations.
Approved.

DET/2016/0052 Proposed demolition of The Auctioneers Arms. Withdrawn.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: No representations received during the statutory consultation period.

Caverswall Parish Council: Caverswall Parish Council cannot make any comments on this application due to conflict of interest as all the Councillors are shareholders in Caverswall Community Society who own and run the Auctioneers Arms.

Environmental Health: No objections subject to conditions. The proposed extension to the kitchen is in principle welcomed by the Environmental Health Department. In order to protect residential amenity and prevent future complaint we would recommend the following conditions are imposed on any permission granted. We would especially draw attention to the plant and machinery and cooking smells condition which should be noted and complied strictly by the developer/applicant to prevent operational issues in the future. There is no record of noise complaint against the current kitchen plant and extraction systems. The granting of planning permission does not in any way indemnify against statutory nuisance action being

taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Staffordshire County Council Highways: Acceptance. Application is for extension to the kitchen of an existing pub. Auctioneers Arms is community pub sited in a residential area. Application will not affect parking provision or parking requirement. Accesses are existing and in current use. Current records show that there were no Personal Injury Collisions on The Green or School Lane within 50m either side of the property accesses in the previous five years.

Severn Trent Water: No representations received during the statutory consultation period.

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

OFFICER COMMENTS

Principle of Development

The Auctioneer's Arms is located within the Caverswall and Cookshill area which is identified within the adopted Local Plan as a smaller village under policy SS9. The village does not have an identified settlement boundary, it has a countryside designation but it is not Green Belt. A range of development types can be supported within the smaller villages. SS9 states that *'these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland.'* Development should be supported which enhances community vitality by *'Protecting and enabling services and facilities which are essential to sustain rural living.'*

Local Plan policy C1 concerns itself with sustainable communities, specifying that the council will *'support proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities.'*

In line with the above policies, the proposed extension of the kitchen at the public house is considered to be acceptable in principle. The public house is a community facility which is looking to improve its facilities for longer term business viability and growth. The scheme should be supported in principle as it is developing and continuing to provide a viable business within the Caverswall area.

Design and visual impact

The extension is proposed to have a flat roof. Whilst pitched roofs are generally preferred, flat roofs are not ruled out completely as each is considered based on its own merits. In this instance the flat roof would appear to be the most simple solution to extend the kitchen area given that there is an array for roof types at the back of the building. Matching brickwork is proposed which is welcomed. It is noted that the premises has benefitted from enlargement in the past, this can be seen via the varying walls materials choices, differing roof styles and the manner in which bricks are abutted. The addition is subordinately sized in relation to the existing building and even when considered in the context of other additions, the main and original pub building still retains its dominance.

The scheme will have very little wider visual impact. Whilst the addition is very likely to be seen from outside of the site, its location, modest size, matching brickwork and the fact it will be viewed in the context of the pub building means that it will have minimal visual impact and will not look out of place in this location.

Neighbour amenity

There are surrounding residential properties however none are close enough so as to be impacted upon in terms of overbearing or overlooking. The main amenity considerations are

environmental health matters such as noise, cooking smells, ventilation, construction impacts and potential asbestos. The Environmental Health consultation response confirms the proposed kitchen extension is welcomed and recommends a number of conditions in the event of planning permission being approved. The Planning Department are also informed that there are no records noise complaint(s) against the current kitchen plant and extraction systems. For these reasons it is concluded there are no material neighbour amenity objections.

Parking

The pub benefits from a large parking area. The County Highways officer has confirmed that the application will not affect parking provision or parking requirement. No objections relating to highways matters.

Coal area

The application site lies within an area designated as a low-risk coal development area and as such this may be an area which contains unrecorded coal mining related hazards. It is recommended that in the event of planning permission being approved, that informative notes are added to the decision to remind/inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE

For the reasons outlined within the report it is recommended that the application is approved subject to conditions and advisory notes. It is noted that no neighbour objections have been received.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 18.07.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council