

DELEGATED DECISION REPORT

SMD/2024/0339
Valid 24/07/2024

THE SHIPPON
APESFORD FARM
APESFORD LANE
BRADNOP

CHANGE OF USE FROM
FORMER AGRICULTURAL
SHIPPON TO FORM 1NO.
DWELLINGHOUSE

(FULL - MINOR)

MAIN ISSUES

The principle of the proposal
The impact on the character and appearance of the area
The impact on residential amenity
The impact on highway safety
The impact on the ecological value of the site

DESCRIPTION OF SITE

The site lies within the open countryside about a mile to the south of Bradnop and comprises a traditional stone barn, attached to the farmhouse at Apesford Farm, on the south side of Apesford Lane, a country lane off A523 which lies a short distance to the north-east. The site is served by a farm track off Apesford Lane. There are several other buildings at Apesford Farm, including a traditional detached barn to the south-west of the site being converted into two dwellings. The attached farmhouse lies to the south. To the east of the site is open land. To the west of the farm, is Middle Farm, a separate property with a number of buildings and further west another separate farm, also called Apesford Farm. There are other farm buildings to the north of the site. The three farms are surrounded by open land which is in the Churnet Valley countryside but not within the Green Belt.

PROPOSAL

This is a full planning application for the conversion of the stone shippon into a 2-bed. An approval under Class Q of the GPDO was given in May 2022 for the conversion into a dwelling and this new proposal is no different to the one approved. The only notable differences is the inclusion of a 1.2m dry-stone wall to mark the boundaries of the curtilage, which are the same curtilage boundaries as the approved scheme but also the removal of one of the car parking spaces from the side of the building to the front, where two spaces in total would be provided on the current hardstanding. This would enlarge the garden/outdoor amenity area (although the total side and rear curtilage area would remain the same). Also included is some window and boundary details that were requested by the conditions attached to the Class approval.

Although the Class Q approval is extant, it requires that the development is completed within a period of three years from the date of the approval (i.e. May 2025). No works have commenced other than works to repair the roof.

There would be no extensions to the building and the only external alterations includes a new window in the side gable end to allow light into a proposed bedroom and three small Conservation-type rear (facing east) rooflights to serve ensuite shower-rooms to each bedroom and the landing. All the other openings would be re-used as new doors and windows. The internal works would comprise insulation materials for the walls, the insertion of a floor to create the upper floor rooms and partition walls.

Also included in the application is the 2022 Structural Survey Report (which was included in the Class Q application) and an updated Bat Survey Report (dated Nov 2023).

The access to the site would remain the same.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS10 Other Rural Areas Strategy
- H1 New Housing
- DC1 Design Considerations
- NE1 Biodiversity

National Planning Policy Framework (Dec 2023)

Sections 5 (Housing), 12 (Design) and 15 (Natural Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2022/0019: Change of use of agricultural building to one dwellinghouses (Class C3) under Part 3 Class Q of the GPDO. Approved.

SMD/2019/0687: Full planning application for the conversion of two barns into two dwellings. Permission granted.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.9.24
Neighbour consultation period ends: 11.9.24
Press Advert: N/A

Public Comments

None.

Parish Council Comments

It was expressed that care should be taken to ensure that the overall property would not lose its rural character affecting other buildings at the farm.

Local Highways Authority

No objection subject to condition requiring surfacing for the first 5m from the carriageway edge.

Environmental Health Section

No objection subject to standard conditions applied to barn into dwellings conversions on farms.

Ramblers Association

Footpath Bradnop and Cowdry 16 goes through the farm, close to the proposed development. All care must be assured during and after development to keep this PROW safe to use.

Peak & Northern Footpaths Society

We note that the PROW Bradnop 16 is very close to the proposed site, and that this is the probable route for construction traffic. Use of the PROW, and the safety of users must not be affected by the development, nor during the work taking place.

Waste Collection Services

No issues regarding waste collections.

Staffordshire Wildlife Trust

No objection. Two pipistrelle bats were discovered in the building but SWT are satisfied that the mitigation measures are acceptable and recommends conditions to provide bat and bird boxes and appropriate lighting.

OFFICER COMMENTS

The application must be viewed against policies SS10 and H1 which in respect of the conversion of rural buildings into dwellings, requires such buildings to be suitable in physical, architectural and character terms. It is considered that the building would pass those tests despite having its roof removed following the Class Q approval. This was advised by the Structural Report due to rotting timbers and would be rebuilt as per the previous and in accordance with the Class Q approved drawings using appropriate finishing materials. The principle of the development is acceptable.

There are no changes to the design of the conversion to that approved in 2022. The proposal is therefore acceptable in character and appearance terms.

With regard to residential amenity, the floorspace would exceed the thresholds set out in the government's Nationally Described Space Standards applying to two-storey 2-bed dwellings. The garden area is considered to fall slightly short of the size standards in the Council's Space About Dwellings SPG but would provide a larger area than the Class Q approval. There would be no harmful overlooking from the new proposed dwelling affecting other dwellings, either existing or via approved conversions elsewhere at the farm.

There would be no additional impacts on highway safety from the Class Q approval.

Finally, with regard to the ecological value of the site, whilst bats were discovered, the mitigation measures set out in the Bat Report are acceptable. A Bat Licence is required from Natural England for the works and so the proposed works would not harm the bats. Conditions can be added to provide bat and bird boxes elsewhere at the site as appropriate mitigation. A Biodiversity Net Gain (BNG) is not required for this proposal as the site is not a "Priority Habitat" and would not involve the loss of over 25 sq.m of other potential habitat.

CONCLUSION / PLANNING BALANCE

The proposal is acceptable in principle and would not lead to any harm to the visual or residential amenities of the area or the ecological value of the area. It would therefore comply with the Local Plan and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 18.9.24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council