

DELEGATED DECISION REPORT

DET/2024/0002
Valid 08/01/2024

SHAW HOUSE FARM
CHEADLE ROAD
ALTON

5 NO. DWELLINGS CREATED
FROM CONVERTING 4 NO. OF
EXISTING BARN BUILDINGS

(NOTIFICATION - CHANGE OF
USE PRIOR APPROVAL)

MAIN ISSUES

- Compliance with GPDO(2015) Schedule 2, Part 3 Class Q
- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.
- Provisions of paragraph W
- Definitions under paragraph X

DESCRIPTION OF SITE

The site is defined by red edge on the block plan drawing (DR-A-0104 rev C) and on the Location Plan drawing (DR-A-0105). The cluster of four proposal buildings stands in a roughly linear arrangement to either side of an elongated farm yard to the west of the farm house and running behind it northwards.

The building group has obvious age and character with the farm house, and barn 1 of the proposal likely to date at least back to the 18thC. Barns 1 and two and the farm house appear on the earliest OS map of 1877-87 and there are buildings present at that date in the position of barn 3. Whilst barns 2 and 3 may have ancient origins they have been heavily altered in the 20thC with ad hoc older stone only partially retained or re-incorporated. All are solidly built and in reasonable to good repair.

The farm house, yard and buildings are met from the road by way of a short entrance lane. For the general layout and numbering used in this report please see fig. 1 below.

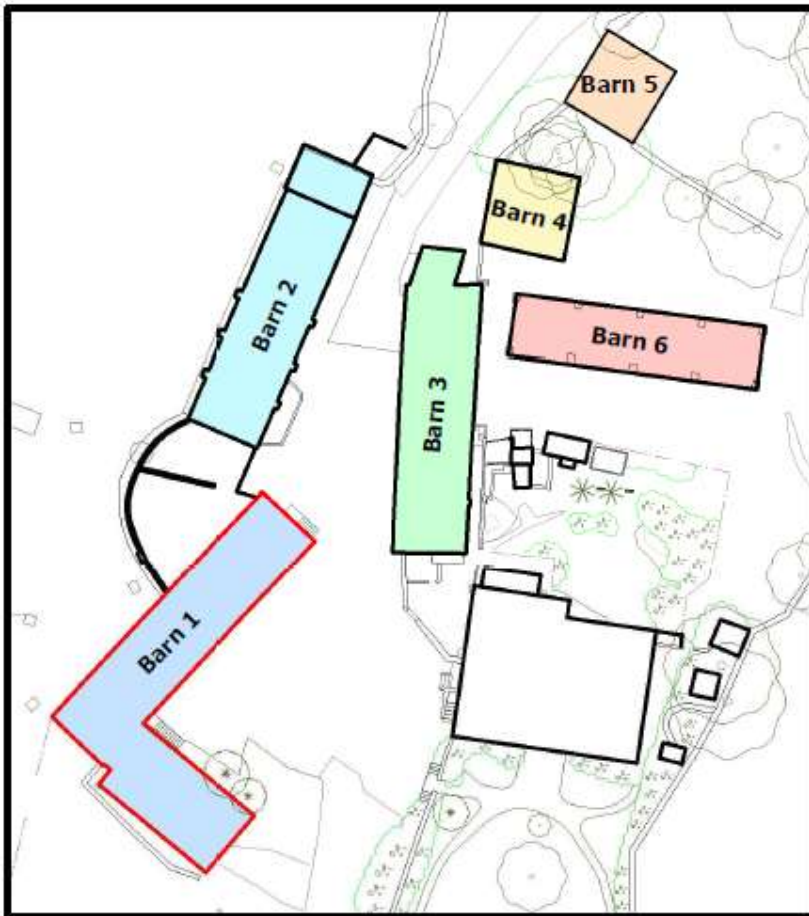


Fig. 1 – agent's numbering of the buildings as used in this report

The farm yard appears not to have been recorded in the Staffordshire inventory of historic farmsteads which is surprising but barn 1 is included on the Staffordshire Historic Environment Record with a date range of 1500 to 1899 and summarised as 'a stone barn with a tiled, gabled roof of king post construction'. On this basis it would be appropriate to regard barn 1 as a non-designated heritage asset. It is the least altered of all the buildings in the proposal.

Barn 5 is not within the site red edge but depends on the shared access. An end element of barn 6 is clipped by the red edge. The full land holding is shown on the location drawing as wrapping around the site to all sides and stated as being 7.86ha (19.42 acres).

The nearest neighbours are Beech Croft to the east of the farm house, and the Peakstones Inn, across the field and a shallow dip in the land, 100m to the west of barn 1. No particular planning constraints are otherwise apparent other than that the location is marked as being within a ground water source protection zone.

The location is about 2km by road from the centre of Alton.

PROPOSAL

The proposal is to form five dwellings with units one and two accommodated within barn 1.

A sequence of amended plans have been received during the assessment to address design concerns with the first set submitted. A further revision to the floor plans of barn 4 (unit 5) has adjusted the first floor layout so as to provide one double and one single bedroom, as opposed to two doubles.

A structural analysis is submitted which concludes:

“In the opinion of the author, Barns 1, 2, 3 and 4 all use robust construction methods which are predominantly in Good Condition. All four buildings can accommodate conversion to a dwelling without structural intrusion except for those that are required to form doors and windows. Some replacement of structural components (First Floor Joists / Rafters) will be necessary in areas.”

Additional information submitted 21st June 2024 states:

...to facilitate conversion there will be aspects which cannot be retained or are only retained for decorative purposes. All historic Trusses will be retained for decorative purposes, it is likely that rafters / purlins will require replacement. This should be Conditioned as it is un-confirmed until a thorough Technical Design / Structural Engineer has appraised.

The agent's supporting statement dd 22nd Dec 2023 addresses Class Q amounts including floor space details as follows:

- No more than a total of 5 dwellinghouses can be created (including no more than 3 larger dwellinghouses). [Q.1 (b) (i)]
- No single dwellinghouse can exceed 465m² of floor space.[Q.1 (ba)]
- The total combined floor space of all the larger dwellinghouses developed cannot exceed 465m². [Q.1 (bb)]
- Up to 5 smaller dwellinghouses can be created. [Q.1 (c) (i)] These are limited to 100m² each. [Q.1 (bb)]

In comparison these proposals will create 3 No. 'Larger Units' and 2 No. 'Smaller Units' to meet the limits of 5 Units in total. Each unit will have the following floor space:

Unit 1 (two storey): large unit 168m²
Unit 2 (two storey): small unit 100m²
Unit 3 (single storey): large unit 110m²
Unit 4 (single storey): large unit 126m²
Unit 5 (single storey): small unit 78m²

Large Units Overall Floor Space: 404m²
Overall Combined Floor Space: 582m²

In the application form it is stated:

Parking is provided at a rate of 2 per 2/3 Bedroom dwelling and 3 per 4 Bedroom Plus. The current farming activity will cease through the conversion of the buildings and subsequent retirement of the main Farm Manager. As a

result 5 No. dwellings poses a lower impact on the existing highways. Good visibility splays are existing.

Initially there was no bat activity / protected species information submitted. During the assessment the LPA concluded this would be needed and was received 31st October 2024.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 05.02.2024

Neighbour consultation period ends: 31.01.2024
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Alton Parish Council – system records show Alton PC as having been consulted 10th Jan 2024. No comments have been received.

Environmental Health

No objection subject to conditions:

1. Construction Impacts (condition)
2. Land contamination (condition)
3. Lighting Impacts (condition)
4. Sound Insulation (Condition/Advisory, Building Regulations)
5. Drainage (Building Standards)
6. Asbestos (Advisory)

Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

Contamination: The site has historically been used as an agricultural out building / hardstanding and may have some associated contamination (chemicals / asbestos from old buildings). A full contamination assessment would appear to onerous, however, it would be advisable that all soft landscaped / garden areas are tested for contaminants (including Asbestos screen) to ensure suitability of use areas conditions are recommended.

Sound: The proposed dwelling will/ may be adjacent to a working farm. A site specific sound insulation scheme should be submitted. If the proposed dwelling is ancillary to the operation of the farm (or the farm is not a working farm) then the sound insulation condition maybe removed and set as an advisory.

Staffordshire County Council Flood Risk Management Team

Areas of the application site location are at risk of 1 in 1000-year surface water flooding. Surface water flooding can be difficult to predict, more so than river or sea flooding, as it is hard to forecast exactly where or how much rain will fall in any storm. This is based on the best available information, such as topography, ground

levels and drainage. Limitations of the mapping mean these maps cannot definitively show that an area of land or property is, or is not, at risk of flooding, and the maps are not suitable for use at an individual property level. It is also acknowledged that models of this type tend to perform better in steeper rural areas than in flat urban areas.

A site-specific flood risk assessment (FRA) would be required to evaluate the risk in more detail. The FRA would consider topographical information, detailed surface water sewer network, and property threshold heights, for example. Based on the information provided in the application documents there will be little change to the impermeable area of the site and surface water runoff generated by the site. However, we would recommend that flood resilience measures are considered.

Staffordshire County Council Highways

The first submitted visibility splay plan was noted to be drawn incorrectly. A revision was submitted and SCC HA were consulted again. They have confirmed examining the revised drawings and state “as previously this an existing access with possible reduction in traffic as it was a working farm. Therefore, I have no further comments.” In their initial response SCC noted the application form statement that “*the current farm activity will cease*” but commented they do not have any numbers of existing use against which to verify the application assertion of a lesser highway impact.

The agent at 4.4 of his supplementary information in response to the initial SCC HA notes had commented:

4.4 The Visibility Splay has been revised so that the ‘X-dimension’ (position where the driver is located relative to the kerb / front of car) was shown at 2.4m as opposed to 2.0m in earlier versions. See Drawing Reference: 23-12-b3-XX-XX-DR-A-0106_RevA_Site_Visibility_Splay_A2.

- *The Visibility Splay was created using Topographical Survey data as opposed to a generic OS Plan. This provides the hedge, kerb, and other features accurately.*
- *To the East the Visibility is circa 100m, potentially slightly more.*
- *To the West the Visibility is 60m. An existing Telegraph Pole obstructs this from being any further along with the curving nature of the Road.*
- *The proposals work with an Existing Access which has historically, served a more intensive Farming operation, larger, slower vehicles, would frequently use this junction when Farming.*

In a form X response dated 29th May 2024 SCC HA confirmed:

No objection subject to the following being secured via conditions:

1. The development to be in line with the approved plan drawing no. 23-12-b3-XX-XX-DR-A-0104 Revision A.
2. The proposed (car parking, access, servicing, and circulation areas) as shown on the approved plans drawing no. 23-12-b3-XX-XX-DR-A-0104 Revision A shall be sustainably drained, hard surfaced in a bound material, and marked out prior to the first occupation of the dwellings hereby permitted.

Thereafter these parking areas shall be retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

SMDC Waste Collection Services

No issues regarding waste collections.

SMDC Heritage Conservation Officer

A site of historic interest, the farmstead is clearly well survived and retains many vernacular features through the material palette, extant functions and footprint of the overall vicinity in relation to the farmhouse. A good example of a Moorlands primitive farmstead.

In response to the initial drawings extensive comments were provided which have led to significant adjustments to the details in the revised plans now under consideration.

Notably for barn 1 comments: Loss of steps to first floor from ground floor exterior. It is not clear on whether these are original? Again, in a non-domestic building they are a common vernacular feature and add interest, internal domestic stairs are not found with this nature of primitive barn. Clarity required.

Subsequently e-mails dated 3rd July and 12th July confirmed CO content with the revisions along with the additional commentary from the agent.

Staffordshire Wildlife Trust

Consulted but no response received. The application was not initially supported by any accompanying ecological assessments or surveys. The case officer has relied on his ecology background to consider the possible implications for protected species. It is likely that nesting birds will use the buildings in parts. This could include migrant Swallows. It would also be possible that Barn Owls may use the buildings. All nesting birds (with few exceptions) are protected under the Wildlife and Countryside Act (1981) and the Barn Owl (if present) is a Schedule 1 bird with additional levels of legal protection. It will be incumbent on the developer to ensure compliance with the law with regard to breeding birds and an informative should be attached.

The LPA would normally expect rural building conversions to be accompanied by assessments for bats. In the case of a 'permitted development' the LPA would need to rely on paragraph W (9) in order to request this which allows additional information to be sought for the assessment of impacts or risks. A bat emergence survey report dated October 2024 has been provided at LPA request.

Nb the bat survey has used a different numbering from that in fig 1 above as they have needed to take into account buildings or building elements proposed for demolition as part of the scheme.

- B1 is surveyed as B2 and has high bat roost potential
- B2 is surveyed as B3 and has moderate bat roost potential
- B3 is surveyed as B4 and has high bat roost potential
- B4 is surveyed as B5 and has low bat roost potential

From the on-site activity surveys three bat species were found to be roosting in the buildings including breeding colonies of two species in two of the proposal buildings. A further four species not confirmed to be using the buildings were found to be commuting in and around the site.

With regard to bat foraging the report concludes that: “re-development of the site would have a negligible effect on potential foraging and commuting habitat. The site itself offers little foraging habitat, with the adjacent land containing better opportunities for bats to use. Post development, all foraging and commuting habitats will be maintained, thus not negatively affecting the local landscape.”

The report states that: “Prior to any works, a Natural England Development Licence is necessary to legally close or disturb the bat roost. Natural England licences take thirty working days once all the paperwork has been completed and submitted. As part of the licence, post-monitoring surveys will be required in subsequent years to assess whether any bats are using the compensatory measures installed around the site.”

Initial work will need to take place October / November and as there could be winter roosting this will need to be accompanied by a licensed bat ecologist.

The report says that “Due to the presence of a brown long-eared bat maternity roost, bat lofts are required to be included in B2 and B3 [B1 and B2 in the proposal scheme (fig.1 above)]. If this is not possible due to the needs of the development, then two new standalone bat houses are to be constructed on site.” Nb. no details of these have been submitted and it must be assumed that these would be likely to need planning consent.

Detailed requirements to accommodate the bat populations present are set out at pages 29 to 31 of the bat report.

Evidence was found of breeding birds within the proposal buildings including Swallow. Recommendations are made as to how future nesting provision can be established post development. There was evidence of Barn Owl presence but not as a confirmed breeding user of the proposal buildings.

Conditions will need to be attached (in event of approval) but development will be possible subject to the appropriate Natural England licences being obtained.

Severn Trent Water

Consulted but no response received. Check made with Severn Trent who have confirmed they have no comments to make. With no connection proposed and no assets affected they say this is not any longer an application they will comment on.

OFFICER COMMENTS

Principle of Development

The principle of the development is derived from the GPDO subject to the proposal meeting the various criteria and conditions for permitted changes of use (Schedule 2, Part 3). The proposal is then assessed against the list of issues as set out in the GPDO as reproduced at the head of this report. Nb this application was made valid prior to recent Class Q changes made 21st May 2024 and under the transitional arrangements continues to be determined under the previous arrangements.

As a matter of principle the buildings must be capable of conversion without needing re-building. The site must also have been used solely for an agricultural use, as part of an established agricultural unit, on 20th March 2013, or if it was not in use on that date, when it was last in use.

The LPA can grant approval un-conditionally or subject to conditions “reasonably related to the subject matter of the prior approval”.

The agent believes the scheme meets the various other compliance criteria of Class Q. Many of these are matter of fact and it is straight forward for the LPA to agree the assessments submitted. For the record the LPA view is as follows with any additional recommendation / requirement noted.

Following from the GPDO wording the PPG says: “...**the site must have been used solely for an agricultural use, as part of an established agricultural unit, on 20 March 2013, or if it was not in use on that date, when it was last in use**”. The buildings of this application appear obviously purposely designed for agricultural use. Barn 1 is inherently agricultural in its form. Both barns 2 and 3 are laid out with bostons to form shippens. Much of the buildings are less than fully utilised but a mix of recently stored fodder, tools and equipment are present. There is some minor incidental ad hoc storage of perhaps domestic items and items perhaps awaiting clearance. It is also apparent that some of the compartments (loose boxes) in barn 1 are being used to house horses of which a number were grazing in the fields at the time of the LPA visit. The overall impression however was a continuing farm use (or partially lapsed farm use and no new or alternative use) as the defining planning characteristic.

Notwithstanding the above it was not obviously apparent from the application as first submitted that the buildings were or had been in use in accordance with the terms used in the regulations. The applicant and their agent submitted a dossier (6th Dec 2024) which has now presented a range of additional and detailed information (held confidentially on file). This includes copy of a letter from the applicant's accountant and extracts from probate assessments following the death of the applicant's father on 18th May 2013. The applicant's father is described as having worked and

occupied the site since 1973 when the farm was chiefly dairy. The applicant was working for his father in the 1990s. It is evident that since 2013 the applicant has been occupying the premises and various document extracts submitted are indicative of a farm business being operated.

The LPA conclusion is that all the buildings are agricultural and there has been no break in this planning status, ie. no new non-agricultural use has been established, albeit the buildings are to varying degrees now under-used. On this basis and based on the appearance of the buildings as found by the LPA in 2024 together with the submitted 'dossier' it is appropriate for the LPA to conclude that on 20th March 2013 (or when last in use before that date) the buildings were in use for agriculture. The supporting information has shown on balance of probability (or better) that the agricultural use conforms to the definition given at paragraph X: "so used for the purposes of a trade or business".

With regard to the conditions set out at Q.2 (1):

- (a) transport and highways impacts of the development – see SCC Highways response – confirmed acceptable by form X subject to condition.
- (b) noise impacts of the development – EH advise taking into consideration whether there may be on-going or future farm noise impacts.
- (c) contamination risks on the site – EH advise ground contaminant testing prior to the conversions coming into occupation.
- (d) flooding risks on the site – a possible concern re surface water flood risk has been raised in the SCC LFA response. The LPA however has noted the adjacent topography in which adjacent land dips west to a 'dry' watercourse marked 'issues' on the OS map running north. In view of this any overwhelming surface water flooding would seem unlikely. Whilst consideration might be given to appropriate conditions it can also be noted that drainage requirements are a matter fully for Building Regulations approval and given the Severn Trent response it can be concluded that conditions are not required.
- (e) whether the location or siting of the buildings makes it otherwise impractical or undesirable for the buildings to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order – no fundamental concerns identified save for consideration needed in relation to each building's proximity to the others (Space About Dwellings) – see below.
- (f) the design or external appearance of the buildings – addressed in conjunction with the Conservation Officer and through negotiation with the agent to arrive at proposals appropriately sympathetic to the character of the site and buildings.
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses – at paragraph X "habitable rooms" are defined as meaning "any rooms used or intended to be used for **sleeping or living which are not**

solely used for cooking purposes, but does not include bath or toilet facilities, service rooms, corridors, laundry rooms, hallways or utility rooms”. It can be seen from the submitted floor plans that:
unit 1 (barn 1) is well provided for at ground floor and reasonably provided for at first floor;
unit 2 (barn 1) is reasonably provided for at both ground and first floor levels;
unit 3 (barn 2) is well provided for; and
unit 4 (barn 3) is reasonably provided for.

On this basis it is concluded that the Class Q requirement for ‘adequate’ natural light in the relevant room spaces is met in this scheme proposal. NB there is understood to be no guidance or definition as to what would or should be held to constitute ‘adequate’ natural light.

- Provisions of paragraph W
 - These include: “Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses.”
 - Also, under W paragraph (9): “The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—
 - (a) assessments of impacts or risks;
 - (b) statements setting out how impacts or risks are to be mitigated; or
 - (c) details of proposed building or other operations.
- Definitions under paragraph X – in particular relating to permitted ‘curtilage’ as discussed above.

Location or siting – amenity of existing neighbours / future occupiers

Scaling from the block plan it can be seen that the facing elevations of barns 2 and 3 (representing units 3 and 4) range in separation distance from 6m to 12.5m apart. To assist in the assessment the agent has supplied an amended Block Plan (rev C) to show precise positions of the windows. This enables the mid-points to be considered which is chiefly how the Space About Dwellings impacts are assessed.

Principal windows can be identified in these elevations positioned as follows:

Barn 2 (unit 3)

- 13.8m along from southerly end serving dining / living
- 18.5m along from southerly end serving kitchen / living

Barn 3

- 1.6m from the southern end serving master bedroom
- 15m from the southerly end serving kitchen dining

For directly facing principal windows, Space About Dwellings would require a 22m separation. In this case it is the second listed window for barn 3 that comes somewhat close to an opposite elevation principal window, this being that first listed for barn 2 (above). There is some compromise here but the closer spacing of the two elevations involved here can be found acceptable as the principal windows are

not directly facing and the angle of view is flared apart. It can also be noted that there is opportunity here for buyer beware. On this basis the situation can be accepted.

Sustainability

Although not a sustainable location it must be noted the PPG specifically says this is not a relevant consideration under Class Q adding, "Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential." The PPG goes on to say, "Impractical reflects that the location and siting would 'not be sensible or realistic', and undesirable reflects that it would be 'harmful or objectionable'." No concerns of this kind have been found with this application.

Design or external appearance

The scheme was considerably re-worked for the revised drawings in order to better comply with the Council's adopted design guidance for conversions, in particular where possible, to re-utilise existing openings and minimise the creation of new openings.

The buildings will benefit from the removal of ad hoc additions that are not strictly in keeping. These removals need to be ensured by condition.

There has been discussion about the status and merits of a flight of stone steps on the front of Barn 1 (unit1). The application seeks the removal of these as being non-original (see file photo P111-0998). It seems unlikely to the LPA that these are as recent as the steel-framed modern blockwork lean-to built against the steps, as is suggested in the application. On the other hand they seem somewhat makeshift and not historically significant. Equally it is perhaps unlikely that they can be safely retained in a domestic environment post development. In conclusion the omission of these from the completed design proposal can be accepted.

In conclusion overall on design appearance the scheme as modified is found to meet the expectations of the adopted design guidance and succeeds in reasonably retaining the inherent former use characteristics.

Interior living space

The suitability of the living spaces in terms of the living conditions / amenity of occupiers which will be created through these designs needs to be considered. All the dwellings have been assessed and found to meet the NDSS – an amendment to barn 5 was needed in order to do so making this a one double and one single bedroom dwelling.

Outside amenity space

Allocated outdoor amenity space is shown on block plan drawing DR-A-0104 rev C. For the purposes of defining the possible space available the definition of curtilage at paragraph X (b) refers. This stipulates (relevant to the approach taken by this applicant) an area of curtilage "no larger than the land area occupied by the agricultural building" can be obtained under Class Q. Where some parts of the agricultural building are being demolished the application relies on the vacated

space to add to the overall curtilage. It is therefore a larger area than the dwelling but not larger than the agricultural building. This is the case for Unit 1 (plan area 102m²) for example where 165m² outside space is allocated. Unit 2 shares the same building and with the demolitions the total built plan area (1 and 2) is 268m². The total outside space for 1 and 2 (including the parking) scales from plan as being an equivalent c.268m² and therefore compliant. Unit 3 is 143m² and has c.130m² outside space. Unit 4 is 55m² and the outside space is arrived at by again taking into account the space of other demolished building elements adjacent.

Transport and Highways impacts of the development

None identified and the proposal is recommended for acceptance subject to their recommended conditions.

Noise impacts of the development

The proposed residential use would be unlikely to result in problematic noise impacts. There is potentially an issue of the siting of a dwelling within range of the noise of active farm buildings and surrounding farm yard as discussed above under location or siting. However, in this case it appears that any farm activity is likely to be very limited post development. There is therefore not seen to be a reasonable or necessary case for a sound / noise protection condition and the EH response does acknowledge and allow for this conclusion to be reached.

It would be appropriate to control for noise by condition during the course of development bearing in mind the proximity of Beechcroft 50m to the east. It is also possible that one or more of the dwellings may be completed in advance of others.

Provision of adequate natural light in all habitable rooms

Assessment needs to be made in relation to any rooms used or intended for sleeping or living which are not solely used for cooking. 'Adequate' is not defined in the regulations. From the layout plans it is readily apparent in most cases that adequate light will be available. In units 1 and 2 (barn 1) there is some reliance on roof lights to achieve this.

Other matters – ecology

Significant protected species considerations have been found. Natural England licensing will be required before work can start including demolition. Conditions and informatives required.

CONCLUSION / PLANNING BALANCE

The LPA has sought revisions to achieve an acceptable exterior design appearance in accordance with DC1 and the adopted design guidance. The LPA requested bat activity surveys be carried out and these have found significant breeding presence. The LPA sought confirmation of the buildings being in use for agriculture for the purposes of a trade or business as required by the regulations and this has been provided. The report has reviewed the scheme against all the other criteria and it

is shown that the proposals can be recommended for approval as Permitted Development as set out in the GPDO Schedule 2 Part 3 Class Q.

OFFICER RECOMMENDATION : **Approve subject to conditions**

Case Officer: Arne Swithenbank

Recommendation Date: 06.12.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council