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Ms Jane Curley,
Senior Planning Officer (Majors and Commercial),
Planning,
High Peak Borough Council and Staffordshire Moorlands District Council,
Stockwell Street,
Leek,
ST13 6HQ

Sent via the Planning Portal only

7th January 2025

Dear Jane,

Former Compton Mill, Compton, Leek, Staffordshire, ST13 5NJ

Hayley Knight Planning Limited, on behalf of Challenger Building Services Limited and Housing 21, hereby apply to Staffordshire Moorlands District Council seeking a non-material amendment to planning permission reference SMD/2021/0441, which granted permission for the erection of 57 no. over-65 retirement living apartments, together with external amenity space, parking and associated facilities at the Former Compton Mill Site, off Compton in Leek.

The amendment subject of this application is seeking flexibility in the age of occupiers of the scheme and some minor amendments to the roof design of the approved scheme. This application is therefore seeking an amendment to the development description and condition 3 of the planning permission to allow the scheme to accommodate people aged 55 years old, as opposed to the current age restriction of 65 years old. This flexibility will ensure that the scheme can be fully occupied, and remain occupied in the future. In respect of the roof design changes this application is seeking a substitution of the approved roof plans listed in condition 2, such that those listed below will superseded the approved roof plan (reference 526 29 (02) 107C).

Prior to submitting this application, the requisite amendments were discussed with you and as a result we have taken on board your advice and prepare this non-material amendment application, which comprises of the following, as submitted on the Planning Portal (reference PP-13606372):

- Application form;
- Proposed Site Plan, reference 59301-BBA-01-XX-DR-A-0900 revision P03;
- Proposed Roof Plan, reference 59301-BBA-03-RF-DR-A-0306 revision C02;
- Elevations Sheet 01 (General Arrangement) Plan, reference 59301-BBA-03-ZZ-DR-A-0320 revision C07;
- Elevations Sheet 02 (General Arrangement) Plan, reference 59301-BBA-03-ZZ-DR-A-0321 revision C07;
- Cornice and Band Elevation 01 and 02 Left Hand Plan, reference GBA-9452-008; and



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- Cornice and Band Elevation 01 and 02 Left Hand Elevation and Component, reference GBA-9452-009.

These documents should be read alongside this submission letter, which sets out the planning considerations associated with the amendment.

The requisite application fee of £293.00 has been paid by the Applicant directly through the Planning Portal.

Planning Policy Context

The Statutory Development Plan for Staffordshire Moorlands District Council remains the same as was adopted at the time that the original parent permission was granted, that being the Staffordshire Moorlands Local Plan, adopted September 2020. The policies against which the changes sought are therefore the same.

It is acknowledged that National Government have published an up-dated version of the National Planning Policy Framework (NPPF) in December 2024, however given the strategic nature of the policies within the NPPF and the small scale of the changes sought to this permission, the revised NPPF policies are not applicable.

Planning Considerations

The proposed development will continue to provide 57 no. apartments for older persons as set out in the planning application submission documents that were fully considered and approved as part of the determination of planning permission reference SMD/2021/0441. The character, nature and scale of the proposed development, including access and parking arrangements therefore remain unchanged as part of this application.

In respect of the amended roof design the changes largely relate to minor alterations of the areas of flat roofs. Notably the three sections of the building behind the retained tower, will now comprise of a sloping roof down towards the main Compton elevation of the building that will connect to a flat roof which in turn connects to the pitched roof of the part of the building that fronts onto the scheme car park. Previously this part of the roof had been pitched, with a small channel of flat roof connecting the two pitched roofs. This change will be barely perceptible from street level, and so in design terms is still considered to comply fully with Local Plan Policies DC1 and DC2.

This application is also seeking to change the age restriction occupancy of the scheme, which is set out in the development description and condition 3 of the decision notice. Condition 3 of the parent permission states that:

The apartments hereby permitted shall only be occupied by persons aged 65 years and older, other than a spouse or partner of such persons being over the age of 55

This application is seeking to relax the minimum age of occupancy for any resident from 65 years old to 55 years old. As set out in the condition above 55 year olds were able to reside at the scheme as approved, but need to be living with an older person. This relaxation of age restriction is therefore very minor, and sought just to ensure the continued occupancy of the scheme throughout its lifetime, and thus the success of the scheme. To clarify the operation of the scheme will not change, it still remains apartments for older persons with shared internal and external facilities and on-site management.

During the course of the determination of the parent permission it is noted that only Planning Policy commented



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specifically on the age restriction of the initial scheme. They noted that the Strategic Housing Market Assessment (SHMA) suggested that there is a high need for accommodation for older people, given that the Borough has an ageing population. Policy also referenced the housing register data at the time, and indicated only 33 no. households with people aged over 55 years old were waiting for accommodation in Leek at the time, nevertheless it was acknowledged that the register gives only a snap shot in time of local needs and Policy supported the scheme in part because of its sustainable location, which provides easy access to local shops and facilities.

The SHMA referred to by Planning Policy remains the same, and hence the scheme will continue to be able to meet housing needs for local older people. The age restriction is being changed, meaning that the scheme would provide an opportunity to provide new homes for all of the 33 no. households registered for over 55 year old accommodation in 2022. If the scheme were to operate on the 65 years and over age restriction, chances are that the scheme would not be able to house some of those on the housing register in need for older accommodation because of the 10 year discrepancy. The change sought by this application will therefore assist in meeting the housing needs of older people in the Borough, without fundamentally changing the nature and character of the proposed development.

Summary and Conclusion

Overall the scheme will remain the same as approved in September 2022, but for some minor amendments to the design of the approved roof and a relaxation of the age requirement for residents. As set out in this letter the changes to the roof will be barely perceptible from street level, and thus the design of the scheme remains compliant with Local Plan Policies DC1 and DC2. The change in the age restriction will not change the nature or character of the proposed apartments, but will enable residents 55 years and over to reside at the scheme. This in turn will meet an identified local need, as noted by Planning Policy in their response in 2022, and provide the Applicant with a wider pool of potential residents so as to ensure maximum occupancy, and therefore success of the scheme.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,

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