

DELEGATED DECISION REPORT

SMD/2024/0455
Valid 16/10/2024

WYLDE GOOSE FARM
ASHBOURNE ROAD
BRADNOP

OPERATIONAL
DEVELOPMENT FOLLOWING
APPROVAL OF CLASS R
APPLICATION DET/2024/0004 -
CHANGE OF USE OF
AGRICULTURAL BUILDING TO
A FLEXIBLE USE,
SPECIFICALLY AS A HOTEL
COMPRISING UP TO 3
APARTMENTS (USE CLASS
C1).

(FULL - MINOR)

MAIN ISSUES

- Design appearance
- Neighbour amenity
- Parking

DESCRIPTION OF SITE

The building and its defined curtilage has been approved in principle for use as a hotel comprising up to 3 apartments (planning use class C1) under permitted development subject to prior approval by GPDO(2015) Schedule 3 Class R granted 31st May 2024.

The building is a stand-alone later 20th C farm shed c. 18m x 12m or in total 216m². The building stands in a field setting adjacent to a one time farm yard and is about 30m to 40m south west from the original farm house. About 15m from the building and closer to the farm house is a further former farm building recently converted under SMD/2018/0725 following Class Q DET/2017/0041 and now used as a holiday let for up to eight adults in four double bedrooms. The farm house itself is also advertised on line with the barn as holiday accommodation for six adults in three bedrooms (see <https://thebarnatwyldegoose.co.uk/>).

This cluster of developments is accessed via a branch from a farm track which connects with the A523 Ashbourne Road 180m to the north east. A public footpath follows the farm track.

PROPOSAL

The extant building comprises concrete blocks with gap-spaced timber cladding above to form the walls, and corrugated roof sheeting. The proposal according to the

application form is to use 'timber cladding' for the walls. Nothing is stated with regard to the roof. On the elevations drawing WAB 02 as first submitted the walls were annotated to be: **"interlocking light /silver grey vertical boarding, stained softwood or wood-grained upvc"**. The roof is annotated to be **"dark blue profiled fibre cement sheeting with in-line roof lights"**.

Doors would be 'dark blue vertical boarded composite'. Window framing is a mix of dark grey powder-coated metal (for bi-folds) and dark grey upvc.

Amended plans were requested to address the proximity with an existing adjacent conversion facing the north east elevation and to **omit reference to wood-grain upvc**.

BNG

It is not apparent to the LPA that there is any exemption from biodiversity net gain requirements notwithstanding that the initial change of use is a form of Permitted Development. In the original submission the LPA found that some c.76m² of vegetated ground around the perimeter of the building is affected by inclusion in the development. The matter was referred to the agent with advice that BNG assessment would be needed. Their response has been to reduce the site red edge of the planning application to exclude the marginal strip (c.1.5m in width) around the sides and rear of the building to be converted. The frontage area reserved for parking is pre-existing hard surface which in BNG terms can be assessed as being of zero biodiversity content. The limited space marked for bin storage to one front side of the building would be well under the 25m² minimum to trigger BNG submissions. It may be accepted that the retention of existing vegetated ground in the remainder 1.5m strip together with hedge and fence shown in the layout plan WAB 04B does not amount to development and its exclusion from the planning application red edge removes requirement for BNG assessment.

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
- 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 December 2024

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 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

[For the adjacent bldg] DET/2017/0041 – Change of use of Agricultural Building to a Dwellinghouse – refused]

[For the adjacent bldg] SMD/2018/0725 – Proposed conversion and alteration of redundant agricultural building to form a single dwellinghouse – approved

DET/2024/0004 – Change of use of agricultural building to a flexible use, specifically as a hotel comprising up to 3 apartments (Use class C1) at Wylde Goose Farm Ashbourne Road Bradnop – prior approval granted

CONSULTATIONS

Publicity

Site Notice expiry date: 20.12.2024

Neighbour consultation period ends: 08.11.2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bradnop Parish Council – ‘accepted’

Environmental Health

The site is relatively remote so with good on-site management there is no predicted adverse impact to neighbourhood amenity. No objection subject to conditions.

1. Construction Impacts (condition)
2. Land contamination (condition)
3. Lighting Impacts (condition)
4. Drainage (Building Standards)
5. Asbestos (Advisory)

Staffordshire County Council Highways

Previously confirmed as being acceptable under DET/2024/0004 based on amended drawing to show 6 spaces as shown in revised dwg site plan 002.4 as approved.

SMDC Waste Collection Services

Responded to confirm no issues raised.

OFFICER COMMENTS**Principle of Development**

The principle of the development in terms of the change of use has been confirmed as being acceptable under the prior approval decision DET/2024/0004.

The purpose of this application is to seek planning permission for operational development needed in order to implement the change of use. Conditions 4 and 5 of the prior approval stated:

4. The development must begin within a period of 3 years starting with the date of this prior approval decision notice.

[The decision date was 31st May 2024.]

5. Planning permission is now required for the necessary associated operational development work and where this is granted before the end of the period referred to in condition 4 above the development under Class R must begin within the period of 3 years starting with the date that the planning permission is granted.

Provided that the operational work proposed is concerned strictly with enabling the change of use to be implemented it must in principle be accepted. The main eligible considerations in this case are therefore matters of design appearance.

Design

It should be borne in mind that a public footpath passes within about 50m of the building following the route of the farm track which continues onwards to the south west. The building can also be seen prominently – though at some distance (c.470m) – from the A523 Ashbourne Road at Lowe Hill.

The design statement says the design aims to be in-keeping with the rural farm situation and indeed that, “The proposed building would be enhanced aesthetically and improve the overall appearance of the site” (6.8). It would not be consistent with the design guidance to use upvc cladding to form the extensive exterior walling of the building and this suggestion contained in the elevations drawing WAB 02 as an alternative to genuine timber runs counter to the stated or claimed intentions. Any permission granted should be subject to a condition that only genuine natural timber boards are used.

It would be important that the roof be finished in a recessive dark colour of material. Dark blue profiled fibre cement sheeting as proposed in WAB 02 would be appropriate and can be accepted. Subsequently amended drawing WAB 02A now omits reference to upvc cladding and specifies vertical boarding of 'stained softwood'.

Amenity

The north east facing front entrance elevation faces an approved dwelling conversion SMD/2018/0725 (formed from a farm building). The separation distance is between about 16m and 17m. From approved elevations dwg WGF-08 rev D and the approved interior layout dwg WGF-09 B it can be seen that the facing windows serve bedroom no.2 (the two left hand windows); a WC; and a kitchen (right hand window). Both the bedroom windows and the kitchen window are potentially 'principal' windows. However, both these rooms have counterposing windows in their alternative elevations and it is to be noted that the windows which face the proposal building are high level and likely to be less susceptible to sense of intrusion and loss of privacy. Although under this current application this SMD/2018/0725 dwelling is 'described' as holiday accommodation its 'approved use' is as a dwelling and it needs to be assessed as this. In strict Space About Dwellings terms the south west elevation windows are not 'principal' windows. The facing hotel apartment windows meanwhile are prominent large French doors and do need to be regarded as principal windows. Furthermore, accordingly to the location plan, both buildings are currently in the same ownership. In conclusion, although the two facing elevations are relatively close at 16m to 17m, for the reasons discussed the separation can be accepted in this case.

Amended plans (WAB 05B) have been provided to correct a mismatch with the original approved change-of-use layout where a larger garden was being shown in the first submitted drawing for this current application than was originally approved.

Highway Safety

The application statement notes: "The approved site plan under application DET/2024/0004 allowed for up to six parking spaces. Under this proposal, four parking spaces are proposed, two spaces for each unit." The parking provision as now proposed can be considered acceptable. The wording of condition 3 of the DET/2024/0004 was that "The development shall be provided with sufficient space for the parking and turning of at least six vehicles of guests staying at the development." This was based on an expectation of up to three apartments. Now that there are just two, the reduced parking provided (two vehicles per apartment) can be considered acceptable. Strictly speaking the applicant may wish to apply to vary the original condition.

Other matters

Informatives should be added to deal with potential protected species considerations – breeding birds. The building is too open to provide roosting habitat for bats.

Inquiry was made as to drainage and the applicant has confirmed foul will discharge into the existing system associated with the earlier barn conversion. Storm (roof water)

will similarly go to the existing soakaway system associated with the earlier barn conversion.

CONCLUSION / PLANNING BALANCE

The principle of the change of use to hotel apartments having been accepted and the considerations relevant to this planning application stage now also being found acceptable the application can be approved. However, it would be appropriate to condition the occupancy to staying guests only as the principle of the development in terms of the change of use from agricultural building has only been assessed and found acceptable for the purposes of hotel apartment use.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 13.03.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council