

DELEGATED DECISION REPORT

SMD/2025/0025
Valid 10/02/2025

3 ALTON CASTLE TAPE STREET
CHEADLE

**CHANGE OF USE ON PART
GROUND FLOOR AND FIRST
FLOOR FROM CLASS E TO 6
FLATS, INCLUDING PROPOSED
SINGLE-STOREY REAR
EXTENSION.**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact (character and appearance)
- Amenity
- Highways
- Coal (High-risk area)

DESCRIPTION OF SITE

The application site is the former Alton Castle public house which occupies a visually prominent position at the junction of Tape Street and Queen Street. The ground floor is now occupied by Domino's pizza and there is a small taxi office attached to the southern side of the building. The frontage of the building is white/cream rendered whilst side and rear walls comprise facing brickwork. Land levels within the site are generally flat. Properties surrounding the site vary in terms of their appearances/age and current uses, including a takeaway, dwellings, car park, community hall and a supermarket (Morrison's).

For the purposes of planning policy consideration, the application site is located within the Cheadle Town Development Boundary, the Cheadle Conservation Area and a high-risk former Coal Mining area.

PROPOSAL

During the course of considering the application, the application description has been amended. Originally the application was for 'change of use on partial ground floor and first floor from class E to class C5 short term let to accommodate 6 units' and a proposed single-storey extension to rear of property.' Following confirmation that class C5 is not a recognised use class, the application has been amended so that the description reads as follows;

Change of Use on Part Ground Floor and First Floor from Class E to 6 Flats, Including Proposed Single-Storey Rear Extension.'

This is a Full planning application which is accompanied by a Design, Access and Heritage Statement and a Geological and Mining Appraisal.

It is noted that the application form states a change of use to "C5" (short term let's not used as a main residence) and answers yes to the provision of social, affordable or intermediate rental units. The Design, Access & Heritage Statement describes a change of use to "C1" (hotels, boarding and guest houses but not hostels). The Design and Access Statement refers to the regeneration of the upper floors, however the works involve alterations and extensions to the ground floor. Reference is also made to the 2019 National Planning Policy Framework and not the most recent version. It is understood that parking for potential, future occupants would be within the former pub car park (shown within the application site red edge plan). Two units would be located on the ground floor and four would be located at first floor level. Unit 2 would have its own external entrance off the rear parking area; the remaining units would be accessed via a communal entrance at the rear and via a shared internal staircase and hallway.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS7	Cheadle Area Strategy
DC1	Design Considerations
DC2	The Historic Environment
H1	New Housing Development
H3	Affordable Housing
T1	Development and Sustainable Transport

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections:

- | | |
|----|---|
| 2 | Achieving sustainable development |
| 5 | Delivering a sufficient supply of homes |
| 6 | Building a strong, competitive economy |
| 7 | Ensuring the vitality of town centres |
| 8 | Promoting healthy and safe communities |
| 9 | Promoting sustainable transport |
| 12 | Achieving well-designed places |
| 16 | Conserving and enhancing the historic environment |

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0084	Change of use on partial ground floor and first floor from class E to class C5 short term let to accommodate 7 units. Proposed single storey extension and dormer to first floor at rear. Refused.
APP/B3438/W/24/3347025	Appeal against refusal of application reference SMD/2024/0084. Appeal dismissed.
SMD/2021/0401	Fascia signs. Approved.
SMD/2021/0058	Change of use from public house to take-away. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.
Press Advert: Cheadle and Tean Times.

Public Comments

No representations received during the statutory consultation period.

Cheadle Town Council

No representations received during the statutory consultation period.

Environmental Health

No objection subject to conditions.

Conservation officer (SMDC)

No objections subject to conditions.

Coal Authority

No objections.

Staffordshire County Council Highways

Recommendation Summary: Acceptance

Site Visit Conducted on: 26-Feb-2025

Notes to Planning Officer

Application is to convert upper floors of the former Alton Castle PH to C5 short term let of 6 units. A resubmission of SMD/2024/0084 Site is located in Cheadle town centre and is a former pub. Parking is available within the site. No change is proposed to the parking or access arrangement. Site is in a sustainable location. Current records show that there were no Personal Injury Collisions on Tape Street within 50m either side of the property access in the previous five years. There was 1 recorded accident on Queen Street. While regrettable, the proposal will not exacerbate any risk.

Severn Trent Water

No representations received during the statutory consultation period.

OFFICER COMMENTS

This is a resubmission application following on from refusal of application reference SMD/2024/0084 and its subsequent dismissal at appeal. The Local Planning Authority refused the application for the following reason(s);

There is insufficient information to enable the Council to give a full assessment of the application particular with regard to the exact use of the proposed accommodation units. These could be easily utilised as dwellings and two of the proposed units, Unit 4 and Unit 6, if used as dwellings have an insufficient floorspace provision which does not meet the thresholds in the governments Nationally Described Space Standards (NDSS) and the bedrooms of Unit 6 do not appear to have windows. The proposed development is therefore considered to be poor design and detrimental to the residential amenities of the proposed units even if used as short-term rental dwellings. The proposed development is therefore contrary to policies DC1 'Design Considerations' and H1 'New Housing' of the Council's Local Plan and is also therefore not in line with Sections 5 and 12 of the NPPF

The application form for the current scheme answers 'No' to the question of whether any pre-application advice has been sought.

The council's reason for refusal stated that there was insufficient information to determine the exact use of the accommodation units but did accept that the use of the building as dwellings or temporary holiday let's would be acceptable in principle. The Planning Inspector considered the appeal based on C5 use and raised no objections to it. It has been accepted that the site is within a sustainable location, the premises is close to the town centre and within walking distance of a range of services.

The appeal was dismissed because of the proposed units failing to provide satisfactory living conditions for future occupiers. The appeal scheme did not comply with the Nationally Described Space Standard(s) and some bedrooms were not going to have windows. The current scheme is different in that it now proposes 6 units of accommodation rather than the previously refused 7. The loss of a unit and changes to the accommodation layout now results in a scheme which provides 6 units of accommodation which comply with the Nationally Described Space Standards (NDSS) for a 1 bed, 1 person unit. Although the Council has in the past sought to control the number of occupants per room, the Inspector in a recent High Peak decision (HPK/2024/0369) dismissed this approach. He opined that provided the flats met the NDSS (which they do) and there is nothing to suggest that more than 1 person would be occupying the property (which there isn't) then such a condition is not necessary to make the development acceptable in planning terms. He also had concerns about the enforceability of such a condition in terms of monitoring it and detecting a breach. For these reasons a condition is not recommended

The previously refused scheme considered neighbour amenity impact. It was concluded that the use of the units would not lead to any harmful level of overlooking into the windows or gardens of nearby dwellings or flats; this remains the case.

There are no changes to the proposed ground floor extension, neither the previous application nor the appeal raised any issues with regards to design and visual impact. Additionally, the scheme was considered to be acceptable in relation to Conservation Area impact and it was concluded that there would be no detrimental impact upon the nearby Grade II former Black Horse Inn building (junction of Tape Street and High Street). It is noted that there is a conflict in the information provided with regards to the proposed window materials. The application form states white timber windows to match the existing whilst the Design, Access and Heritage Statement refers to aluminium frames. In the event of planning permission being approved, the window materials could be dealt with by condition.

No Environmental Health, highways or Coal Authority objections have been received, this was also the case for the previous SMD/2024/0084 application. The County Highways officer has noted that there is parking on the site, that no changes to the parking arrangements are to be made, and that the site is within a sustainable location. Conditions and/or informative notes could be added to the decision in the event of the application being approved.

CONCLUSION / PLANNING BALANCE

The previous reason for refusal and subsequent appeal has been addressed in the current application. No issues are raised and it is therefore recommended that the application is approved subject to conditions and informative notes.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson

Recommendation Date: 20.05.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council