

DELEGATED DECISION REPORT

SMD/2025/0082
Valid 03/03/2025

TOMPKIN HEAD FARM
TOMPKIN ROAD
STANLEY

**CONVERSION AND
ALTERATION OF
AGRICULTURAL BUILDINGS
TO FORM 2NO.
DWELLINGHOUSES, AND
ASSOCIATED WORKS**

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt
- Impact on Character and Appearance
- Impact on the Amenity of Future and Existing Users of Development
- Impact on Highway Safety

DESCRIPTION OF SITE

The application site is located to the southeast of Endon, 2km of the Village boundary, within the rural area and forms part of the North Staffordshire Green Belt. The site comprises of two former, largely, stone agricultural barns that date from the 19th C. The barns are linear in form – Barn A is built to the roadside and Barn B is built further to the north with a parallel arrangement, the other side of farmyard hardstanding. The stone barns, together with the adjacent farmhouse to the west, form the origins of the historic 19th century Tompkin Head Farm farmstead. The farmstead is recorded on the County Council's survey of surviving historic farmstead.

A portal framed agricultural building is located to the east / northeast of the buildings and is the subject of a separate concurrent application for conversion to residential use via Class Q permitted development rights.

Barn A is located adjacent to the roadside and comprises a part two storey / part single storey building constructed from coursed natural stone with a Staffordshire blue tiled roof atop. The building has solar panels on its south facing roof slope.

Barn B is located to the north of Barn A and comprises a two-storey building constructed from coursed natural stone with a Staffordshire Blue tiled roof. Adjoining and concealing much of Barn A's south elevation there is a large mid to late 20th Century blockwork lean to that extends into and consumes much of the farmyard space between the two barns. The north facing elevation of Barn B, presenting to the field, is built from brick between stone quoins.

Open fields surround the site to its north, and to the south on the opposite side of Tompkin Road. The existing buildings are not statutorily listed, nor does the site lie within a Conservation Area.

PROPOSAL

Full planning permission for the conversion and alteration of two former agricultural stone barns.

Barn A is located to the southern roadside site boundary, adjacent to the carriageway of Tompkin Road, and would be converted into a dwellinghouse, whose accommodation would comprise of a lounge, kitchen, dining room, office, utility and hallway at ground floor, with stairs leading up to five bedrooms (one ensuite) and a family bathroom at first floor. The gross internal floor area of the dwelling would be 219 square metres.

Barn B would be converted into a dwellinghouse whose accommodation will comprise of an open plan kitchen /living area, dining room, lounge, utility and hallway at ground floor with three bedrooms (two ensuite) and family bathroom at first floor. The gross internal floor area of the dwelling will be 222 square metres.

Vehicular access to the dwellings would to be taken via an existing access off Tompkin Road at the far eastern end of the site, with a new driveway formed to serve a turning area and associated parking spaces for each dwelling. The existing access adjacent to Barn A would be closed off.

The application submission includes a Bat Activity Report Nov 2024 – Elite Ecology. A BNG Report – Elite Ecology; and a BNG metric.

REVISED PLANS

It was originally part of the proposal to retain/reform a large part of the lean-to addition at the south elevation of Barn B as a conservatory feature. Revised plans have been submitted that confirm the removal of all the lean to from the south elevation to restore the original elevation and the farmyard spacing and arrangement between both barns. The revised plan replaces a stone wall that would have divided the farmyard space between the two barns with cobble set demarcation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

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

SMDC Design Guide 2018 (SPD)

SMDC Space About Dwellings (SPG)

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/00026/FUL Agricultural implement building. Approved.

03/00026/FUL Hay barn and stock housing. Approved.

DET/2025/0002 Prior Approval (Class Q) for change of use of barn to dwelling.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 28/04/2025

Neighbour consultation period ends: 28/04/2025

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cheddleton PC: No Objection

Environmental Health

No Objection subject to conditions controlling working times during construction, pollution during construction, discovery of unexpected contamination, and sound insulation.

Staffs Wildlife Trust

No Objection

Review of documents:

- BNG Report- Elite Ecology, November 2024
- Bat Activity Report- Elite Ecology, November 2024
- BNG Metric- Elite Ecology
- New Habitat Map- Elite Ecology, November 2024
- Planning Statement- Rob Duncan Planning Consultancy, February 2025.
- BNG Report- Elite Ecology, October 2025.
- New Habitat Map- Elite Ecology, October 2025.

Prior to any works, a Natural England Development Licence is necessary to legally close or disturb the bat roosts. 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. A pre-commencement condition should require details of the licence to be submitted.

The area habitat loss of the on-site habitat baseline in the metric, with amendments, now matches with the table in 4.1 of the report.

Amended reports areas of vegetated garden included on the metric Section 3.3 of the amended BNG report provides some detail on badger, bats, birds and hedgehogs.

We would recommend that you should consider whether the Biodiversity Gain Condition is capable of being discharged when creating the HMMP, as, if the Biodiversity Gain Condition cannot be discharged and changes need to be made to any plans, the HMMP may need to be adjusted to accommodate this.

Staffordshire County Council Highways

Acceptance

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces, and a property of 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Barn A shows parking for 2 vehicles however having scaled from the submitted plan the parking area can accommodate parking for 3 vehicles and is therefore in accordance with Parking Standards for a 4-bedroom property.

OFFICER COMMENTS

Impact on the Green Belt

The site is in the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear in the closed lists in the NPPF. Any harm to the Green Belt should be given substantial weight in the balance of considerations. Planning permission should only be granted for inappropriate development where there are other considerations, amounting to very special circumstances, clearly outweigh the harm to the Green Belt and any other harms resulting from the Green Belt.

Two of the exceptions in the NPPF appear relevant to the development proposed - "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"; and, provided the development preserves Green Belt openness and does not conflict with the purposes of including land within it, "the re-use of buildings provided that the buildings are of permanent and substantial construction."

The development would make use of the existing stone and tile barns that have stood for well over a century. The buildings are in substantial structural condition as confirmed by structural reports submitted with the application. The buildings are located on existing yard area and hardstanding within the original farmstead grouping, open areas of storage surrounding the buildings would be displaced with the new areas of curtilage not resulting in any impact on openness or conflict with the purposes of including land in the Green Belt. There would be some small improvement to the openness of the Green Belt with the removal of the large lean addition from the south elevation of Barn B.

The development would not be inappropriate and harmful to the Green Belt.

Local Plan Approach to Rural Development

The site is in an 'Other Rural' area of countryside outside, and some distance from, the nearest 'larger village' settlement of Endon. Here Local Plan Strategy SS10 applies. These areas will provide only for development which has an essential need to be in the countryside. SS10 supports housing development only in exceptional circumstances including 'allowing the conversion or replacement of an existing rural building in accordance with Policy H1. Local Plan Policy H1 provides for the conversion of rural buildings for residential use where the building is suitable and worthy in physical, architectural and character terms for conversion.

The buildings in this case are typical 19th C stone farm barns in parallel arrangement forming historic farmstead with full pitch clay tile roofs, they are suitable for conversion and have a traditional character and age that is worthy of retention and conversion. Although the development would be remote and car dependent to access services and facilities, the proposed dwellings would be within a loose cluster of other dwellings that form the hamlet of Tompkin, within that context there is potential for merits associated with shared community support and cohesion.

Moreover, the local planning authority cannot demonstrate a five-year supply of deliverable housing sites and in these circumstances paragraph 11 of the NPPF applies, the most relevant policies for determining the application should therefore be considered out of date and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Design and Impact on Character and Appearance

The development would make use of the existing form and arrangement of the old farm barns and the historic 19th Century farmstead layout, largely making use of existing openings. Several roof lights are proposed; however, they are not excessive in number and would not detract from the traditional rural character of the buildings. The character and appearance of the traditional buildings would be retained and respected. The buildings are surrounded by hardstanding and yard area that would provide a sensitive arrangement of curtilage and parking with hedges, grassed areas and cobble sets providing demarcation without physically subdividing the farmyard arrangement of the two buildings and adversely affecting the character of the layout. The removal of the large lean to, that adjoins Barn B, would restore the space, arrangement and relationship between the two barns and that of the origins of the historic farmstead.

There would be no conflict with policy DC1 of the Local Plan or the Design Guidance.

The space between the two barns that would provide some parking, would be largely concealed from public vantage by the arrangement of the barns themselves which provide an enclosed yard area between their two elevations. The development would not appear intrusive in the landscape or countryside and there would no conflict with policy DC3 of the Local Plan.

Amenity

Impact on the host/existing dwelling

The end, west facing, gable of Barn B comes to within 2m of the adjacent dwelling's western rear corner forming a 'pinch point' – an established arrangement. The barn's end gable is blank facing stone with no windows or openings existing or proposed. An attempt to reform an element of the lean to as a conservatory/sunroom, that would have provided habitable space overlooking the side of the host dwelling and some of its curtilage, has been omitted in revised plans. The new dwelling would not therefore overlook outdoor amenity space or into habitable windows of the existing dwelling. The existing dwelling has outlook and garden amenity to the front of the property; some distance from the principal outlook of the proposed development.

The rear, northeast facing, elevation of the host dwelling does contain principal windows it has a short curtilage garth of some 2m to the field boundary – it does not therefore have a rear garden, but it does have vast outlook toward open field. At the rear of Barn B there is an area of scrub and compressed stone hardstanding that is used for agricultural storage, wrapped silage bales most commonly apparent in recent photographs. This area of storage at the rear of Barn B does, because of the orientation of the dwelling and the land, to some extent overlap part of the dwelling's rear elevation. Currently machinery or bales can be placed in this area within proximity of the dwelling's rear outlook. With the proposed development this area would provide a rear garden to the proposed dwelling (5.5m depth across the width of the rear elevation). Generally, an open use of land, this area of garden would overlap the dwelling's rear elevation, permitted development rights can be removed as condition of an approval for the development prohibiting the erection of garden type structures that might appear intrusive or obstruct outlook from the rear of the dwelling. Overall, creating a dwelling in Barn B would not unacceptably affect the living conditions of the existing host dwelling.

Barn A has a single storey gable end that abuts the driveway and parking area to the side of the host dwelling. At ground floor, in the single storey section, there would be a high-level office window provided in this gable end, meaning that it would not be a "principal" window as defined in Space About Dwellings SPG and would provide the room with light but not direct outlook. At first floor a principal bedroom window would be set back from the boundary by 7.5m, giving a total of 22m to the side elevation of the host dwelling. In any event the office and bedroom window would face across an area of parking, while the dwelling's most valuable garden amenity is provided on the other side of the property. The host dwelling does not have any principal windows in its southeast elevation.

Future living conditions at Barn A

The south facing elevation of the dwelling would be on the roadside. The road is an unclassified rural lane where traffic flow is irregular and intermittent. Windows on that elevation are limited to ground floor openings in the form of - supplemental living room, utility, and kitchen windows. In the case of the kitchen and lounge, these rooms have windows on other elevations. None of the bedrooms have windows on this elevation, they would be served by rooflights or windows on other elevations. Given that it is a quiet rural road, traffic noise should not have an unacceptable impact on living conditions. Traffic noise is not an issue of concern that the Environmental Health consultee has raised.

Outlook from the north facing elevation of Barn A would be improved with the revision that removes the whole of the lean-to structure from the yard area between the two barns. This introduces a total of 11m between opposing elevations, the windows on the opposing elevations make use of existing barn openings, limited in aperture, and as such there is restricted opportunity for outlook across the space into opposing habitable rooms.

Barn A would have an ample area of garden/outdoor amenity space provided to its side elevation that would be enclosed with hedgerow to give acceptable level of privacy.

Future living conditions at Barn B

Barn B would provide a dwelling to the northern edge of the site. It would be provided with a garden at the rear that would be wide, spanning the width of the elevation, but limited to a depth of 5.5 metres. Enclosed with livestock fencing it would provide vast outlook across open fields from the rear elevation. As previously noted above, there would be 11m between the opposing elevations across open farmyard.

The arrangement of the existing buildings on site, where they are in close arrangement within a farmstead layout, dictates a certain character and relationship between properties that future occupiers would be aware of and able to accept as part of their considerations before occupation. Overall, however, both barns can provide generous floor space and acceptable living conditions and standards of amenity for future occupiers. On balance the scheme would provide contribution to housing supply and secure the longevity of two traditional farm buildings and there would be merits in those regards.

Highway Safety

The comment from the Highway Authority simply suggests a condition that requires the access arrangements and parking areas to be provided and retained throughout the life of the development, in accordance with the submitted site plan. The existing access should be closed off to comply with such a condition. They note that Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces, and a property of 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Barn A shows parking for 2 vehicles however having scaled from the submitted plan the parking area can accommodate parking for 3 vehicles and is therefore in accordance with Parking Standards for a 4-bedroom property.

Ecology and Biodiversity

The buildings are confirmed habitat for protected bats. The application was submitted with a Bat Emergence Report. Due to the presence of suitable roosting features, the buildings were therefore deemed as having moderate potential to support roosting bats. Therefore, further bat activity surveys were carried out during the bat activity season in June, July, August, and September 2024.

From the survey visit undertaken on the site, it can be concluded that Barn A has been shown to be in use as a day roost for common pipistrelle and Brandt's/whiskered bats. In addition to this, foraging and commuting, brown long-eared common pipistrelle, Daubenton's, Natterer's, noctule, soprano pipistrelle, and whiskered bats were detected around the site. The ecological value of the building Barn A has been deemed as high to bats due to the presence of roosting common pipistrelle and *Myotis* sp. bats. Ultimately, a bat license is required prior to development and the terms of any license would require mitigation and the provision of displacement habitat. The ecologists report recommends the introduction of bat boxes and tile access.

The application submits a BNG assessment (a corrected and amended version received on 16th October 2025) and metric has been submitted – the development relates to the reuse of buildings largely located on farmyard hardstanding. The predevelopment biodiversity value of onsite habitats on the date of calculation is 0.20. The ecological assessment undertaken by Elite Ecology (June 2024) revealed multiple

habitats on site. The following habitats were recorded on site: Modified Grassland, Other Native Hedgerow, Building, Other Developed Land, Line of Trees (ecologically valuable).

Habitat Creation and management details are provided within the assessment. Following the management plan will ensure that habitats meet their target conditions. Habitats that will be implemented are as follows: New Trees, Mixed Scrub, Wildflower Planting, Woodland Enhancement. Timetables for post-monitoring are also provided.

The revised Biodiversity Net Gain Report (October 2025) prepared by Elite Ecology serves to demonstrate that the proposed development will deliver a 229% net gain to biodiversity in terms of habitat units, along with a 18% net gain in linear habitat.

The proposal consequently would be able to deliver on the statutory requirements for new development to deliver a 10% net gain to biodiversity, through the provision and ongoing management of garden areas, hedgerow planting and enhanced roosting and nesting opportunities for bats and birds.

Therefore no conflict with policy NE1 of the Local Plan or the relevant provisions of the NPPF will arise.

The applicant has taken due care of protected species on site and acknowledges the need to obtain a bat license before the development commences and that it should be carried out in accordance with the license. There would be no conflict of policy NE1 of the SMDC Local Plan.

CONCLUSION / PLANNING BALANCE

Conversion and reuse of redundant farm buildings that would not be inappropriate in the Green Belt. The development would make contribution to housing supply. There would be no harm to highway safety or the character and appearance of the area. No conflict with the Local Plan policies listed above or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 28th November 2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council