

DELEGATED DECISION REPORT

SMD/2025/0302
Valid 23/07/2025

THE ORCHARD
LOWER HILL FARM UTTOXETER
ROAD
DRAYCOTT IN THE MOORS

PROPOSED SELF-BUILD DETACHED
DWELLING AND DETACHED
DOUBLE GARAGE

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design
- Amenity (proposed occupants and in relation to neighbouring dwellings)
- Highways
- Ecology / Biodiversity Net Gain / Tree Preservation Order.
- Coal

DESCRIPTION OF SITE

A broadly 'L' shaped plot of grassland (overgrown in parts), with predominantly hedgerow boundaries, situated to the north of La Ville Verde restaurant and to the east (rear) of dwellings known as The Ledge and Clock Cottage. Vehicular access to the plot would be taken from the access leading to the garden centre. Land levels rise generally to the south of the site. La Ville Verde and the dwellings to the west are on lower ground.

For the purposes of planning policy consideration, the application site is located within the Green Belt and it is also a low-risk coal development area. There is a protected tree near to the north-western corner of the site, near to the junction of the Garden Centre access road and Cheadle Road

PROPOSAL

Full planning permission is sought for the erection of a self-build, detached dwelling and detached double garage. The dwelling would have an 'L' shaped footprint and be of two and single-storey design, with eaves intersecting dormers within the two-storey sections and rooflights within the single storey part of the building. The proposed ground floor accommodation consists of games room, office, open-plan living / kitchen / dining area, pantry, utility, boot room and separate WC. The first floor would consist of four bedrooms (master with ensuite and dressing room), and a separate bathroom. The dwelling would include design features such as an external chimney, plinth, open sided porch and external pallet of materials including brick, render and window and doors heads and cills (likely stone but this could be confirmed via condition).

The detached garage would sit on the southern side of the house, would have a pitched roof and two separate outwards opening double doors between which there would be a pier. The plans appear to show the garage building being constructed from brick but similar to the heads and cills, the materials for the garage could be conditioned.

Access to the site would be via an existing gateway to the north of the plot. A curved drive would run along the front of the house

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1

Development Principles

SS2	Settlement Hierarchy
SS9	Smaller Villages Area Strategy
SD4	Pollution and Water Quality
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
Appendix 2	Parking Standards

Supplementary Planning Document

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
- 4 Decision Making
- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places
- 13 Protecting Green Belt land
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: Expired.
Neighbour consultation period. Expired.

Public Comments

Support

One representation expressing support for the scheme, stating that '*as local residents we are happy to support the application as a means to tidy up and utilise the current unused ground.*'

Objection.

One representation objecting to the application, the comments of which can be summarised as follows:

- Inappropriate development in the Green Belt with no very special circumstances.

- Already a number of buildings on the site which could be converted to meet housing need without further loss of openness.
- Plenty of properties for sale in the area which undermines any justification for a new build.
- Lots of houses provided elsewhere which are being built on greenfield land.
- Council has demonstrated its ability to meet housing need without piecemeal Green Belt development.
- Would not be sustainable development.
- Unnecessary visual intrusion and harming the landscape setting.
- Proposals should contribute to and enhance the natural and local environment.
- New dwelling with existing gardening business could intensify both residential and commercial activity on the site.
- Risk of additional traffic, noise, and activity.
- Gardening business already generates vehicle movements, including vans and machinery. The addition of a new residential dwelling would inevitably increase traffic to and from the site, with associated noise, disturbance, and highway safety concerns. This intensification of use is not compatible with the rural setting and would add to the cumulative impact on local roads.

Draycott Parish Council

Draycott -in-the Moors Parish Council resolved to support this application at Lower Hill Farm. The development will improve the current site providing a family home for local residents.

Trees (SMDC)

No objections subject to conditions. Comments as follows..

Existing Trees and Hedges

An arboricultural report accompanies the application. A mature Sycamore (denoted T1 in the arb report), with stem position just outside the western end of the application site but with significant crown overhang, is protected as T29 under TPO No. SM.21. Other individual trees/groups of trees/hedges are also shown in the arb report and are situated at/adjacent to the application site boundaries. It is demonstrated that all built elements of the proposed development – dwelling, garage, drive, retaining walls to east and south – would be located outside the Root Protection Areas of all noted existing trees and hedges, including the TPO-protected Sycamore. Given appropriate care and temporary physical protection during construction, there should be no significant adverse impact on trees and hedges.

Visual Impact

The site is located just beyond the northern side of the car park to the neighbouring restaurant La Ville Verde, with site ground levels significantly higher (I'd estimate by 3 – 4m) relative to the car park and Uttoxeter Road. The building platform for the proposed development would be excavated such that floor levels of both dwelling and garage would be set down by up to c.2.5m or so below existing ground levels at the eastern and southern boundaries of the site, with retaining walls also proposed to support the excavation. In addition, the form of the proposed dwelling would have a stepped roofscape with lower levels closer to the southern boundary, and main two-storey ridge (itself of lowered dormer form) being set back some 23m and more from the southern boundary nearest Uttoxeter Road. Furthermore there is substantial screening vegetation of mature trees and shrubs along the intervening boundary, which even following leaf fall in autumn/winter will still provide reasonable filtering of views of the proposed development. Given that most potential viewers will be drivers or passengers (i.e. receptors of no more than medium sensitivity to changes in the view), travelling at 30 – 40mph or more with only a brief passing glimpse of the development across the car park, and even then seen in the context of the surrounding existing buildings, it is considered that the development would not have significant adverse visual impact on views from Uttoxeter Road and the restaurant car park. From within the application site there are limited views out towards rising ground in open countryside to the north and north-west, so conversely there may be views back towards/into the application site from these external locations where various public rights of way pass. The rights of way to the northwest are generally at not much higher ground level than the application site (with higher ground beyond not having public access), and intervening screening would be provided by existing buildings and trees/hedgerows related to various Cheadle Road properties. Public Footpath No. 31 (Draycott Parish) traverses approximately west to east along or just to the north of a hill ridgeline; there may be some views into the site, although at c.400m away. From here, if visible at all, the proposed development would be seen in the context of

surrounding buildings and structures and nestling amongst mature tree cover against gently rising ground beyond to the south of Uttoxeter Road, and would not be notably prominent or incongruous. Overall, it is considered that the proposed development would not have significant adverse visual impact, and there would not be significant harm to the character and appearance of the area.

Waste Services (SMDC)

Bins will be required to be presented for collection from the curtilage of the property – where the private driveway meets the public highway.

Highways (Staffordshire County Council)

Recommendation Summary: Conditional
Site Visit Conducted on: 30-Jul-2025

1. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, or means of preventing surface water reaching the highway, has been provided across the access.

Reason:

To comply with NPPF paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; to prevent surface water flowing onto the highway.

Notes to Planning Officer

Application is for a detached dwelling. Access is off a private access road leading to a plant nursery and car park. The red line does not connect to the adopted highway. Developer should ensure they have appropriate rights and permissions to access and carry out the development. Although the red line does not connect to the highway, it is assumed that access will be via the nursery access. Visibility at the highway is good. Access is to a commercial nursery and car park and is in current and regular use. There are no concerns with access from the highway. Access from the nursery access does have severely restricted visibility. However, speeds will be low with passing vehicles having either just entered the nursery access or about to leave the nursery. Visibility could be improved by cutting back the adjacent hedges but as these are not adjacent to the highway, this is not a highway condition. Adequate parking is shown within the red line even without the garage. There is the nursery car park directly outside the access. The site is on a slope. Condition recommended above would be best achieved by directing surface water onto the lower garden area by letting it run off the access. Current records show that there were no Personal Injury Collisions on Cheadle Road within 50m either side of the nursery access in the previous five years.

Severn Trent Water

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Severn Trent requests that any approval be conditioned as follows:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
- Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

IMPORTANT NOTE: With regard to network capacity, this response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative – affected sewers and water mains

Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk

Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011.

Our records indicate that there are no assets that may be affected by this proposal, however it is the duty of the site owner to confirm this is the case before any work takes place.

Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

Staffordshire Wildlife Trust
Holding objection.

Date: 19/02/2026

Application Reference: SMD/2025/0302

Location: The Orchard, Lower Hill Farm, Uttoxeter Road , Draycott In The Moors , Staffordshire , ST11 9RG.

Proposed Development: Proposed detached dwelling and detached double garage

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Documents Viewed:

- Application form
- Location and Site Plan- Hewitt and Carr, June 2025
- BNG Report- Eco360, April 2025
- Preliminary Ecological Appraisal- Eco360, April 2025
- Planning Statement- Hewitt and Carr, May 2025

Summary: We recommend a **holding objection** until the following information is supplied and our comments are resolved:

- The differences in the redline boundaries should be resolved.
- Amendments to the BNG metric as the hedgerows cannot be included as they are part of the vegetated garden
- More detail on how a net gain is going to be provided
- More detail on any external nocturnal lights during and post construction should be provided

Further detail

There are three different redline boundaries in the BNG report, PEA and site plan. These should all be the same.

As it is self-build, the application is not subject to the statutory net gain condition; however, it is still required by the NPPF and local plan policy NE1.5 to demonstrate a net gain in biodiversity. The completed statutory biodiversity metric shows significant losses on the site. Additionally, the hedges cannot be included as BNG gain as they are part of the vegetated garden and therefore cannot be secured for 30 years. The losses are such that the species boxes suggested would not compensate for the losses. Due to this it is recommended that, in addition to the biodiversity measures suggested, biodiversity units should be purchased off site to demonstrate a gain in biodiversity units.

We request detail on whether any external nocturnal lighting is planned for the development both during the construction and operational phase. Depending upon the response, we may require a sensitive nocturnal lighting scheme to be secured through a pre-commencement planning condition. Any external nocturnal lighting both during and after construction should be designed in line with guidance from the BCT on Bats and Artificial Lighting at Night. Lighting should include cowls / hoods or shields, operational timers and use a lighting spectrum ideally below 2700K. A further planning condition would then be required to demonstrate adherence to the sensitive lighting scheme.

Conditions

Reasonable avoidance statements (RAMs) should be provided for amphibians, reptiles, badgers, birds and hedgehogs detailing Reasonable Avoidance Measures (RAMs) for these during any further ground clearance works and construction as recommended in the PEA. This should include instructions detailing what should be done if a protected species is encountered and measures to avoid entrapment of mammals during construction works. This should be secured through a planning condition and a provision made for construction personnel sign to say that they have read, understood and will adhere to this.

Biodiversity Measures

As detailed in the PEA and in accordance with the NPPF and Biodiversity Duty, the following measures for biodiversity should be conditioned:

The creation of a wildlife pond

Creation of a wild meadow

Creation of amphibian and reptile refugia and hibernacula

Creation of reptile basking areas

All trees and shrubs should be native species and of local provenance.

Fruit bearing trees will be planted

Hedgehog highways should be created in all fences so that hedgehogs can move freely through the development.

Green roof on new buildings

Retention of deadwood within the site

Any roofing membranes used should not harm bats – if a NBCRM is used, a certificate should be provided that proves the roofing membrane selected has passed a 'snagging propensity test'.

Pre-commencement condition of the location and type of a minimum of two insect boxes, at least two Eco Hedgehog Nest Box, at least two bird boxes and at least two bat boxes to be installed. These should be made of woodcrete to ensure longevity. This should allow compliance with the NPPF, local plan and NERC Act.

Environmental Health

Objection withdrawn subject to conditions.

Potential Areas of Environmental Concern

1. Construction Impacts (condition)
2. Land contamination (condition)
3. Lighting Impacts (condition)
4. Drainage including surface water. (Building Standards/ Condition)
5. Noise impacts of the development (condition Noise Impact assessment)
6. Coal Mining (Low risk area)

General Comments

16th January 2026

Revised noise comments – A noise impact assessment and sound insulation scheme has been submitted. It was undertaken by Noise Survey Ltd dated; 6th January 2026 ref: Draycott 378. Road traffic noise dominates the sound environment and is relatively high. The results and proposed sound insulation scheme to attain criteria internal levels can be accepted. The recommended acoustic glazing and ventilation should be the minimum level of attenuation installed. The acoustics consultant should be consulted throughout the selection of glazing and ventilation, and especially prior to any alternative specification being installed. It will be the responsibility of the developer to ensure criteria sound levels are achieved.

The external levels at 57dB exceed the criteria level for gardens but it is not clear where the garden will be located. If a garden area was positioned behind the garage and house, then it is likely criteria sound levels for gardens would be achieved as these buildings. If these buildings do not achieve the required 55dBA Laeq16hr in garden areas, then further mitigation e.g acoustic barrier/fence maybe required. It will be the responsibility of the developer to ensure these levels are achieved.

Contamination: The site has historically been used as an orchard and may have some associated contamination caused by the use of chemicals e.g pesticides. A full contamination assessment would appear onerous; however, it would be advisable that all soft landscaped / garden areas are tested for contaminants.

Surface Water - The site is positioned on a significant slope and any surface water run-off from the site is likely to impact residents to the west of the site. This should be addressed through condition and/or Building Regulations.

20th October 2025

The applicant has provided non-technical information and seeks to remove the need for a noise impact assessment. This information addresses noise from the garden centre to some extent, though ownership of the garden centre might change in the future, but the information regarding pub restaurant noise is not sufficient.

Under the agent of change principle, the onus is on the developer to ensure suitable noise mitigation measures are installed into a new development. A noise impact assessment should be submitted prior to a decision being made on this development

Our previous advice remains valid.

10th September 2025

Contamination: The site has historically been used as an orchard and may have some associated contamination caused by the use of chemicals e.g pesticides. A full contamination assessment would appear onerous; however, it would be advisable that all soft landscaped / garden areas are tested for contaminants.

Noise Impacts of the development: The proposed development site is directly adjacent to a restaurant and close to a garden centre. These have the potential to cause adverse noise impacts i.e car park noise, beer garden noise, breakout music, plant and machinery noise, commercial horticulture workings, deliveries etc. These could cause significant impact to the amenity of the new residents and complaint to the local authority. The operation of these commercial operations could be compromised if complaint is caused. We would expect a site-specific noise impact assessment and scheme of mitigation be submitted (See advisory).

Surface Water - The site is positioned on a significant slope and any surface water run-off from the site is likely to impact residents to the west of the site. This should be addressed through condition and/or Building Regulations.

Recommendation and Conditions - Environmental Health withdraw its objection subject to condition

OFFICER COMMENTS

Principle of Development

The application is for the erection of a self-build, detached dwelling within a plot of grassland within the Green Belt.

Paragraph 154 of the NPPF sets out those developments which are to be regarded as inappropriate development in the Green Belt. One of the exceptions is 'limited infilling in villages.'

Policy SS9 of the Staffordshire Moorlands Local Plan identifies Draycott as a 'Smaller Village,' and offers support for 'limited new housing development including small infill schemes in accordance with policy H1.' Policy H1 allows infill development of an appropriate scale and character provided 'the development is well related to the existing pattern of development of a smaller village and will not create or extend ribbon development or lead to sporadic pattern of development,' and 'in all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.'

It could be argued that residential development on this land is both infill and 'not inappropriate' by reason of possible Grey Belt status (paragraph number 155). The NPPF defines Grey Belt as;

Grey Belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

The application site does not appear to be previously developed Green Belt land and therefore does not fall within any of the definitions of footnote 7 other than it is Green Belt land.

In terms of paragraph number 143 (a), (b) and (d), the application is assessed as follows;

(a). To check the unrestricted sprawl of large built-up areas.

Residential development on this plot would not contribute to unrestricted sprawl. The site does not form part of any wider field network or unrestricted open area. To the west there are residential dwellings fronting Cheadle Road, to the north is the access road to the Garden Nursery, to the south is The Ville Verden restaurant and associated car park (at as much lower land level) and to the east are the grounds of Lower Hill Farm (divided from the application site by a hedgerow and short track

(b). To prevent neighbouring towns merging into one another;

The site is not in a position which would mean its development would contribute to the linking of neighbouring towns.

(d). To preserve the setting and special character of historic towns.

The site is not within any town.

It is concluded that the site does not contribute to any of the above purposes and therefore satisfies paragraph 155(a).

Paragraph number 155(b) requires there to be a demonstrable unmet need for the type of development proposed. In this instance the proposed development would not conflict with this requirement as the council has less than a 5 year housing land supply.

Paragraph number 155(c) requires development to be in a sustainable location. Whilst the site is not within a wholly sustainable location, for example a town centre, it is possible to access a number of services and facilities within the surrounding area. There is the Garden centre next door to the

application site, the Ville Verde restaurant to the south, St. Margaret's Church (Church Lane) and the leisure centre on Cresswell Lane. There are also many residential dwellings within the area.

Paragraph 155(d) is not relevant as this scheme does not involve the provision of major housing development as outlined within paragraphs 156-157.

From the above analysis it is concluded that the scheme meets the tests of paragraph number 155 and therefore the principle of a new residential dwelling on this site is acceptable (not inappropriate).

Design

There is no uniform appearance to the surrounding area in terms of dwelling design. There are no particular objections to the design of the dwelling. The gables, windows and doors are well-proportioned and there is a good solid to void ratio on all elevations. The use of eaves intersecting window design is acceptable as it allows a lower eaves level and visually better proportioned dwelling. No objections to the 'L' shaped footprint, and the varying ridge heights and proposed porch add visual interest. No objections to the proposed render and brick wall mix, both bricks and render type could be conditioned in the event of the application being approved.

Amenity (proposed occupants and in relation to neighbouring dwellings)

Consideration has been given to the councils Supplementary Planning Guidance 'Space About Dwellings.' The SPG contains information concerning amenity standards for both proposed developments and neighbouring properties.

Proposed Dwelling

The plot is generously sized and for that reason it is possible to provide the required external amenity space sought within the Space About Dwellings standards. The majority of the amenity space would be at the front of the house however this is not considered to be an issue as the site is relatively private and in addition there is some circulation space at the rear of the house and around the garage and driveway. The proposed plan shows that although the land slopes downwards towards the western boundary, (particularly to the north-west of the proposed dwelling), its gradient is not so steep as to prevent this from being useable garden land.

The proposed dwelling provides the required parking amenity standards in accordance with Local Plan Appendix 2 (please see further details within the 'Highways' section of this report).

Neighbour amenity impact

During the course of considering the application, the council had concerns regarding potential overlooking and neighbour amenity impact. Local Plan policy DC1 refers to the need to 'protect the amenity of the area' and specifically refers to residential amenity. The NPPF makes it clear that 'good design is a key aspect of sustainable development.' NPPF section 12 quotes 'a high standard of amenity for existing and future users.'

The concerns related to possible impact upon the dwellings labelled on the submitted plans as 'The Cottage' and 'Clock Cottage.' The architect was asked to provide further information in relation to the land level difference of the application site and 'Clock Cottage' and 'The Cottage,' to allow for greater consideration of the relationship between the existing and proposed dwellings. A drawing was received which showed one section through the site. The plan clearly shows a significant land level difference, including how the land would have to be raised in areas to allow for the dwelling to have a level floor.

It is clear there will be overlooking from the new house (including principal windows at first floor level) and its grounds, towards the nearby dwellings, including their rear windows and garden areas. The land level change is such that the proposed development has the potential to be very imposing with its presence, due to matters including proximity and height. It is noted that separation distances referred to within the Councils adopted Space About Dwellings (SPG) appear to be met, however it is noted that this is on the basis of a flat site and the standards recognise that on 'sloping sites or sites

with other unusual characteristics, such as this, greater distance may be required.' In this instance a greater distance would be required.

No further details were asked for as it is clear that the proposed dwelling could not be repositioned in any meaningful way to secure greater separation distance.

Highways

The new dwelling would be accessed by sharing part of the vehicular access road leading to the garden centre from Cheadle Road. The new drive would link to the shared track at the northern end of the application site and sweep towards the southern boundary where a parking/turning area would be provided in front of a detached double garage. The new dwelling proposes 4 bedrooms at first floor level. Appendix 2 of the Staffordshire Moorlands Local Plan requires properties with 4 or more bedrooms to be able to provide 3 parking spaces within the curtilage of the property. The proposal can easily do this, there is plenty of space within the drive and the detached garage could accommodate 2 vehicles. The County Highways officer has no objections to the scheme.

Ecology / Biodiversity Net Gain / Tree Preservation Order

Records show that there is a mature Sycamore tree which is protected under TPO reference SM.21. The Council's Arboricultural officer has confirmed there are no objections to the proposal in terms of impact upon the Sycamore, and recommends a condition for temporary tree protection barriers.

The application is for a self-build dwelling and therefore is not subject to the BNG requirement of demonstrating at least a 10% net gain. The NPPF (including section 15) and the Council's adopted plan (policy NE1) do however seek to secure some biodiversity gain. A Small Sites Metric, Biodiversity Net Gain report and a Pre-liminary Ecological Report were submitted as part of the application. Staffordshire Wildlife Trust have assessed the proposal and have logged an objection, commenting that the 'statutory biodiversity metric shows significant losses on the site.' The application does not propose any method of addressing the losses and therefore cannot be supported.

Coal

The application site lies within a coal development, low-risk area. Advice contained on the gov.uk website is that 'if you are submitting a planning application in a Development Low Risk Area then there is no statutory requirement to submit a CMRA to the LPA' however 'the proposed development still lies within a coal mining area and could contain unrecorded hazards.' The advice is that if any coal mining feature is encountered it must be immediately reported to the Coal Authority.

CONCLUSION / PLANNING BALANCE

Whilst it is concluded that the application is acceptable in principle, the scheme is not satisfactory in terms of neighbour amenity impact and the fact that BNG requirements as set out within the Local Plan and the NPPF have not been demonstrated to be achieved. Unfortunately, the application is therefore recommended for refusal.

OFFICER RECOMMENDATION :

Refuse.

Case Officer: Lisa Jackson

Recommendation Date: 02.03.2026.

X *J Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council