

DELEGATED DECISION REPORT

SMD/2026/0258
Valid 28/05/2026

**LAND REAR OF MEADOW
PLACE FARM
BROOKFIELDS ROAD
IPSTONES**

**APPLICATION FOR
APPROVAL OF RESERVED
MATTERS FOLLOWING
OUTLINE APPROVAL OF
SMD/2022/0593 FOR THE
CONSTRUCTION OF A SINGLE
DWELLING TO THE REAR OF
THE EXISTING HOUSE**

(FULL - MINOR)

MAIN ISSUES

The impact on the character and appearance of the area including a neighbouring Conservation Area.

The impact on the setting of a listed building.

The impact on residential amenity.

DESCRIPTION OF SITE

The site lies within the development boundary of Ipstones and is about 400m to south of the centre of the village. It comprises part of a rear garden to a dwelling, Meadow Place Farm (a Grade II listed traditional stone farmhouse), which is reached via a track/access drive off Brookfields Road to the south. The access goes past the side of modern semi-detached dwellings to the west (which face the road) and the rear wall of a barn conversion to the east (formerly part of Meadow Place Farm) before reaching the property. The track is included within the application site and finishes at a detached garage building for the property which is also included. The garden plot within the site is adjacent to the garage building, to the north-east of it and with the house to the south. At the east end of the plot lies sheds and greenhouses and there is also a summer house close to these.

Around the site, the backs of modern bungalows lie to the west and east of the site. To the north of the site is open grass meadow flanked to the west and east by dwellings and which reaches the side of Brooklands Road (where it bends westwards and northwards towards the centre of the village) further to the north. The land surrounding the site, including the meadow, is also within the Development Boundary of Ipstones, as designated in the Council's Local Plan. The site is also adjacent to a Conservation Area. This lies immediately to the north of the site and includes the meadow and also includes most of Brooklands Road to the east and south, including the other traditional stone barns and farmhouse at Meadow Place Farm, drawn tightly around the north of the house itself but excluding the whole of its garden. One of the two barns to the south of the farmhouse is also listed as well as the farmhouse.

The rectangular garden plot within the site is enclosed by thick 3m high hedgerows to the west and north and by a thick hedgerow/cluster of bushes and trees to the south, which separate it from the farmhouse. There is a shorter hedge along the east boundary. There are also two trees in the middle of the plot and another hedge alongside the summer house.

PROPOSAL

This is a Reserved Matters planning application following the grant of an outline consent for a single dwelling in the garden area under permission SMD/2022/0593. The application seeks approval for the "Reserved Matters" which in this case are the scale, siting/layout, appearance (design) and landscaping of the development. The access was already approved as part of the outline application and retains the access to the side of Meadow Place farmhouse, unaltered. The drawings put forward are for a single-storey 3-bedroom dwelling (or 4-bed if you count the study) placed centrally within the plot leaving a gap of about 2 or 3 metres from the north boundary. The materials would comprise a mix of brick and stone and there would be tiled pitched roofs. The maximum height would be 5.2 metres from ground to ridge. The building would be in the form of three interconnecting traditional rural outbuildings connected by lower link structures designed to reflect the location of the dwelling within a residential curtilage of a large "host" dwelling, in this case Meadow Place Farm. The eventual design has been result of a pre-application discussions with the Council.

A Design & Access Statement has been submitted which explains the design rationale as follows:

The principal design concept is one of seeking to emulate the 'conversion' of a number of separate agriculture buildings (as had originally existed in some form to the rear of the existing farmhouse) and linking these with lightweight structures with fully-glazed facades to the principal front elevation.

External wall materials are indicated as predominantly stone and brick, following detailed pre-application discussions with the original case officer. Traditional detailing, incorporating stone cills, heads, mullions, quoins, parapets and kneelers has been adopted where appropriate. Staffordshire blue plain clay tiles have been chosen as the main roofing material to match those on the existing farmhouse and adjacent barns.

With regard to the landscaping of the site, this is described in the Design & Access Statement as follows:

A full landscaping plan has been submitted with the application. Mature hedging exists to the north, east and west boundaries of the development site and this is to be retained.

There is an abundance of small trees and shrubs within the garden of the existing farmhouse and along the line of the new southern boundary to the property. These will be retained where feasible to retain a natural 'green' buffer between the two adjacent sites. There will, however, be some thinning required and some removal

within the new development site although it is proposed to reinforce the screen planting with additional new shrubs along the boundary.

Consent has already been granted for the removal of the two birch trees within the garden but the proposals indicate some replacement tree planting as recommended by the authority's arboriculture officer.

The existing vegetable garden will be retained, together with its fruit trees. The remainder of the amenity area is planned as either grass or paved patio. The car park and drive will be finished with compacted gravel or hoggins.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

H1 – New Housing

DC1 – Design Considerations

DC2 – The Historic Environment

NPPF (Revised Dec 2024)

Sections 12 (Design) and 16 (Historic Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0593: Outline permission for one dwelling. 14.7.23.

CONSULTATIONS

Publicity

Site Notice expiry date: 30/6/26.

Neighbour consultation period ends: 30/6/26

Press Advert: N/A.

Public Comments

One letter has been received from a nearby property outlining the following concerns:

- Lack of drainage information.
- The planting of two silver birch trees would over-tower the neighbouring property and this is strongly objected to.
- The south boundary hedge needs to be fully maintained as this provides a screen to the neighbouring property.

Town / Parish Comments

None received.

Local Highways Authority

No objection subject to condition to retain parking and turning areas for the existing and proposed dwellings.

Environmental Health

None received.

Conservation Officer

The proposed elevations indicate a modern interpretation of an ancillary building to a farmstead in its appearance. The scale, height and massing of the proposed dwelling would not visually dominate or overbear the adjacent designated heritage assets. In addition, the proposed materials – sandstone and brick walling and Staffordshire blue plain tile roof – would be sympathetic to the traditional palette of materials in the locality. However, it would be recommended that further specific details on the type of sandstone and bricks to be used (including details of their finish, coursing and bond pattern) is provided to ensure that these are a good match the surrounding built heritage.

The proposed landscaping plan indicates there would be a drystone wall constructed to the south of the site as well as some further planting installed, to form the boundary with Meadow Place Farmhouse (Grade II). The plan also outlines a retaining wall to the west of the dwelling. As above, it would be recommended that further specific details on the materials of these boundary walls is provided, as well as possible elevations to clarify the proposed details. As shown by the landscaping plan, the site would be well screened to the north by existing hedges and proposed tree planting, which will help maintain the agricultural character of the adjacent Conservation Area and setting of the Listed Buildings.

Given the possible longer views of the roofscape of the development across the paddock to the rear, it would be recommended that a product/manufacturer's specification of the proposed rooflights and rooftile is provided.

In summary, the proposal would likely have a neutral impact on the setting of the Listed Buildings and Conservation Area. This would satisfy the provisions of s.66 of the Act, Section 16 of the NPPF and policy DC2 of the local development perspective. There are no objections to the principle of the reserved matters from a conservation perspective. However, to ensure the proposed development takes the agreed form envisaged, it would be recommended further clarification is provided on the following:

- Details of source/type of sandstone for external walling – including details of the proposed coursing
- Details of the brick type for external walling – including proposed brick bond pattern
- Details of drystone and retaining wall shown on the landscaping plan – details of material type and elevational/sectional drawings
- Technical details of the proposed rooflights and rooftile

Tree Officer

No objection to raise in regards to the locations and species of trees within the landscaping plan. The site is constrained by available amenity space, which has been considered in the species to be planted. However, no specification is given in regard to the sizes of trees to be planted with the exception of the birches which is detailed as standards though does not specify the size of the standard to be planted. It is also necessary, to discharge the condition, to have details of the number of trees and the specification in regard to their sizes to be planted within the screening mixes.

Ramblers

Informs of the nearby presence of a public footpath and requests that this be left open.

Peak & Northern Footpaths

The use of any PROWs, and the safety of users must not be affected by the development, nor during the work taking place.

OFFICER COMMENTS

With regard to the impact on the character and appearance of the area and the particular design of the dwelling, it is considered that the chosen form and design, as a result of pre-app discussions, is appropriate to the area and reflects the historical use of the site. It was considered at the outline application stage that this should be single-storey dwelling in order to respect the dominance of the Grade II listed farmhouse and its setting and also the neighbouring Conservation Area to the north. Despite the site being part of the garden area of the farmhouse, it does benefit from some degree of detachment from the listed property by virtue of well defined boundary features and enclosure in the form of large robust hedgerows. The proposed single-storey building would respect the setting of the listed farmhouse and the interconnected rural outbuildings form, together with the thick boundary screening, would allow it to appear subservient to the farmhouse.

The proposed dwelling would not be easily visible from the Conservation Area to the north due to its limited height and the presence of a robust 4m high hedge along the whole of the north boundary. The roof ridges may be visible from a distance to the north across the open field or paddock but would be seen largely against the backdrop of the two-storey stone farmhouse. The use of a mix of stone and brick is also acceptable as although the listed buildings forming part of the historical former farm are entirely stone built, it is not untypical of outbuildings within the curtilages of traditional farmhouses to be a mix of materials and brick is also a pre-dominant material found in the wider area of the village. There are modern materials also such as the standing seam roof of one the link structures, a timber pergola, aluminium windows and floor to ceiling glazing, but these help to give a contemporary twist to the building without detracting from its overall traditional form and materials. Although there are a number of large openings, this is not untypical of traditional farm buildings where cart openings or vehicular doors are often present. The more

domestic windows are traditional in appearance and include some “stable” door types.

The dwelling would not be easily visible from the road or public footpaths due to its height and boundary screening. The landscaping scheme would provide two new silver birch trees in place of the removal of two poor quality trees to compensate. The tree officer does not object to the landscaping scheme but has requested further details of the planting including stock sizes when planted and this can be required as part of an additional planning condition attached to any Reserved Matters approval.

Overall, the proposal would not lead to harm to the character and appearance of the area or the neighbouring heritage assets, subject to the receipt of more technical details of the finishing details of the development, as requested by the Conservation Officer, who does not object to the proposal. This can be achieved by way of planning conditions.

With regard to residential amenity, the limited height and robust boundary hedge screening around the whole plot would ensure the dwelling would not lead to any overlooking, loss of privacy, or loss of light provision affecting neighbouring properties including the farmhouse and converted barns to the south. The proposed floorspace would substantially exceed the Space About Dwellings standards ensuring acceptable living standards for the occupants. The private and enclosed garden area to the east of the bungalow provides over 100 sq.m of outdoor space which exceeds the garden space standards in the Council’s Space About Dwellings SPG.

Overall, the proposal would not lead to any harms to the residential amenities of the area.

The parking provision is adequate. The two spaces provided for the new dwelling is in line with the Council parking standards for a 3-bed dwelling but it is also possible to park a third vehicle on the proposed driveway. There would also be adequate parking provision for the farmhouse despite the loss of one of the three garage spaces to accommodate the access road to the plot.

Three swallow nest cups and three sparrow terrace nest boxes will be provided in accordance with one of the outline planning conditions imposed to achieve an enhancement to the ecological value of the area. An actual Biodiversity Net Gain (BNG) is not required for this development.

With regard to the points raised in the letter from the neighbour, it is not considered the proposed two new trees would be overbearing on the property to the south due to the presence of the boundary, which is required to be retained, along with all the other boundary hedges, as part of a planning condition attached to the outline permission. As commented by the Tree Officer, there is limited space for the planting of large trees and there were existing trees in the same area which the new trees would replace. The indication on the drawing of the tree diameters would suggest these will not be so large as to be overbearing but as stated above, a condition will be added requiring details of the planting stock sizes. The drainage will comprise the existing mains drains for foul drainage and soakaways for the

surface water drainage, as confirmed in the outline planning application forms and this is a sustainable method.

CONCLUSION / PLANNING BALANCE

The Reserved Matters details for development are acceptable and the scale, siting, design/appearance and landscaping would not lead to any harms to the visual and residential amenities of the area or compromise highways safety. The details are also in line with the conditions attached to the outline approval. The proposed development on the basis of the Reserved Matters details would remain compliant with the Local Plan and the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 17.7.26

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council