

DELEGATED DECISION REPORT

SMD/2026/0035
Valid 26/01/2026

SHAW HOUSE FARM ,
CHEADLE ROAD , ALTON ,
STAFFORDSHIRE , ST10
4DH

VARIATION OF CONDITIONS
ON APPLICATION
DET/2024/0002 TO ALTER THE
EXTERNAL APPEARANCE OF
BARN 1. CHANGE TO LIST OF
APPROVED PLANS ON THE
DECISION NOTICE ALONG
WITH CHANGES TO
CONDITIONS 2 AND 3 SO
THAT THEY REFER TO
DRAWING 00851-005A

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the existing building and the surrounding Area.

DESCRIPTION OF SITE

The application site comprises an operating traditional corner shop convenience store located within a predominantly residential neighbourhood in Leek. The property is sited on the corner of West Street and Garden Street. The surrounding area comprises terraced residential properties, intermixed with a mix of commercial properties.

For the purposes of planning policy consideration, the application site is located within Leek Development Boundary and is bound by residential properties. The site is not within any Conservation Area and there are no Listed buildings/structures or protected trees which need to be considered.

PROPOSAL

Variation to the approved plans, specifically:

-01-XX-DR-A-0207 rev C – barn 1 plan and elevations

The application seeks to substitute the previous approved plan with new plans for barn 1 as follows:

00851-005A

The supporting statement outlines the changes being required in order for the application to take the opportunity to improve the design and appearance of the building by removing the insensitive openings previously approved in the southwest elevation.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
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

Including sections -

Section(s) 3 – Decision making policies; 6 – Delivering a sufficient supply of homes; 12 – Making effective use of land; 14 – Achieving well designed places; 16 – Promoting healthy communities; 19 – Conserving and enhancing the natural environment; 20 – 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

DET/2024/0002 5no. dwellings created from converting 4no. of existing barn buildings – approved 10.12.2024

DOC/2025/0019 Discharge of conditions 4, 8 and 9 in relation to DET/2024/0002 – Discharged in Part

SMD/2025/0142 Application for the variation of a condition following granted planning permission for 5 No. Dwellings created from converting 4 No. of existing Barn Buildings - variation of approved plans - Approved

SMD/2026/0036 Erection of outbuilding with bat loft - Pending

CONSULTATIONS

Publicity

Site Notice expiry date: 16 March 2026

Neighbour consultation period ends: 13/03/2026

Public Comments

No representations received during the determination period

Town / Parish Comments

No objection

SCC Highways

No objection

OFFICER COMMENTS

Principle of Development

The principle of the development is confirmed as being acceptable by grant of DET/2024/0002. This VOC application deals specifically with 'barn 2' of the original approved scheme

Highway Safety and Parking

No highway issues arising from the amendments proposed.

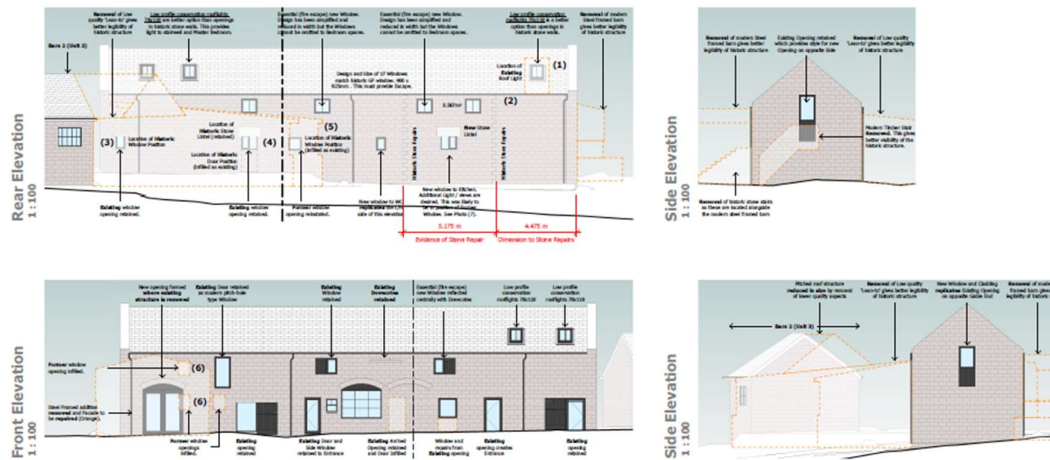
Design & Visual Impact

Revised Drawing 00851-005A provides updated elevations for Barn 1. The proposed amendments do not intensify the approved scheme, with the number of bedrooms remaining unchanged. In addition to the introduction of rooflights, a number of alterations are proposed to the fenestration; however, these changes do not materially alter the scale, proportions or overall composition of the elevations previously approved.

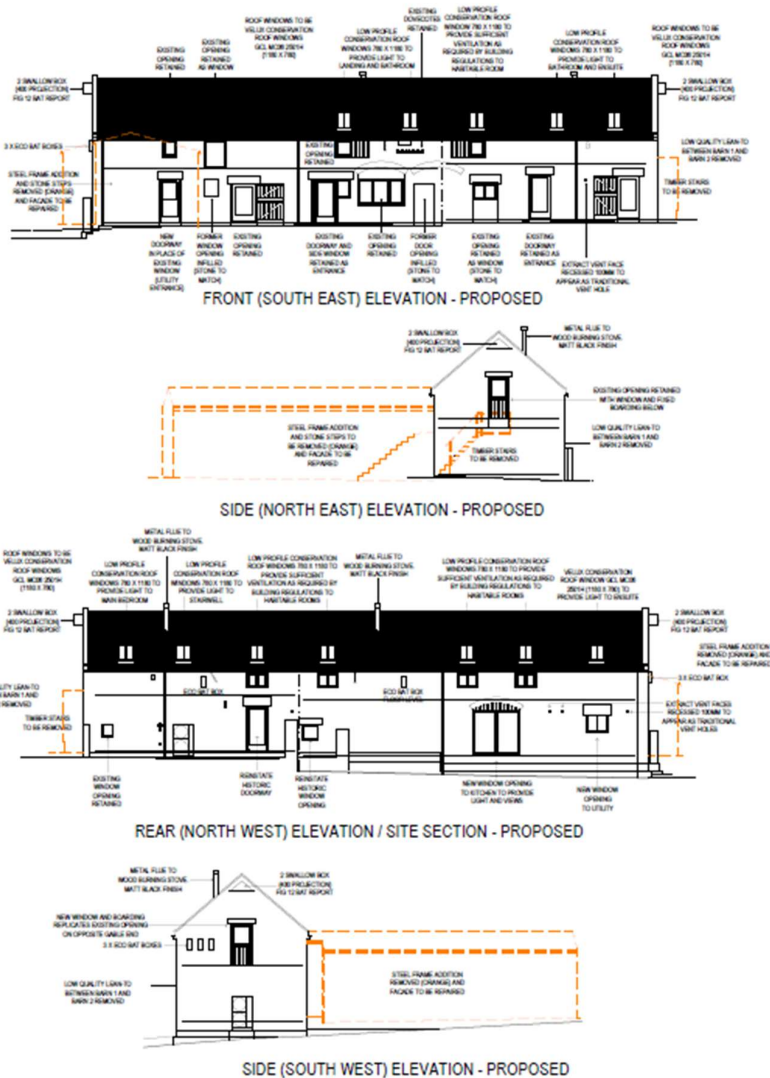
The principal amendments relate to the north-western (rear) elevation. This elevation is less prominent within the wider street scene and public realm than the south-eastern (front) elevation. The removal of adjoining structures presents an opportunity to reveal more of the original building and introduce openings that better reflect its agricultural origins and historic character.

The revised scheme has also taken the opportunity to enhance the overall appearance of the building through the removal of a number of insensitive and incongruous openings within the south-western and side elevations. Consequently, the proposed changes are considered to represent a design improvement that better respects the character and agricultural heritage of the former barn whilst maintaining the overall form and scale of the development previously approved.

Extant permission:



Proposed alterations:



CONCLUSION / PLANNING BALANCE

The proposed development has been designed to utilise existing openings wherever possible, thereby minimising the extent of physical alteration required to the building. Any new openings and external alterations are limited in nature and have been carefully conceived to respect the building's agricultural character and appearance. As such, the proposal would successfully retain the essential rural qualities of the former barn and would not result in harm to its character or the wider countryside setting.

Furthermore, it is considered that the development would not give rise to any unacceptable impacts upon the amenities of neighbouring occupiers, nor would it prejudice highway safety. The proposal is therefore considered to accord with the relevant policies of the Development Plan and the objectives of the National Planning Policy Framework.

Having regard to the development plan as a whole and all other material considerations, and subject to the imposition of appropriate planning conditions, the proposal is considered to constitute sustainable development for which planning permission should be granted.

OFFICER RECOMMENDATION:

Case Officer: P. Twigg

Recommendation Date: 27.8.2026

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council