

AM PLANNING CONSULTANTS LIMITED

DEMOLITION OF TWO BUILDINGS,
CHANGE OF USE OF REDUNDANT B&B
ACCOMMODATION TO FOUR DWELLINGS
AND ERECTION OF GARAGES AT
BRADLEY ELMS FARM, ALTON ROAD,
THREAPWOOD, STAFFORDSHIRE
ST10 4RB

*PLANNING
STATEMENT*

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1. Introduction

- 1.1. This Planning Statement is prepared by AM Planning Consultants Limited on behalf of our clients Mr & Mrs M Carney (the `applicants`), in support of an application for the demolition of two buildings, a change of use of redundant B & B accommodation and garage to four dwellings and the erection of two garages.

2. Background

- 2.1. Prior to the drawing up of the site layout, a detailed assessment was carried out to ascertain whether an alternative use of the buildings could be found and the suitability of the site for residential development. This work has demonstrated that the site can effectively be developed for a residential use and this conclusion is based on and supported by the following accompanying drawings and the Alternative use Report.
- 2.2. The B & B accommodation use of the building ceased in 2005 and they have merely been used for ancillary domestic storage or housing the applicants dogs since that date.
- 2.3. Therefore, the buildings are extremely under-utilised and this application offers the most efficient reuse of the buildings.

3. Planning History

- 3.1. On 26th June 1985 planning permission was refused of the use of the site as a smallholding and haulage constructor depot under planning reference no. [SMD/1985/0500](#) and alternative application no. 85/14020/OLDDC.
- 3.2. Planning permission was approved under planning reference no. [SMD/1986/0543](#) and alternative application no. 86/00233/OLDDC for the conversion of disused cowsheds to bread and breakfast accommodation with craft workshop for the manufacture of small jewellery items and knitted good approved on 23rd June 1986.
- 3.3. The above planning permission was implemented but in accordance with the approved plans and therefore a subsequent planning application was submitted to regularise the building works under planning reference no. [SMD/1988/0520](#) and alternative application no. 88/01240/OLD for the alterations and extensions including partial rebuilding to cowsheds to form bed and be accommodations, approved on 3rd November 1988.

4. Application Submission Documents

4.1. The following documents have been submitted in support of the application:

- Planning Statement
- Alternative Use Report
- Plans:
 - Location Plan
 - Drawing Title 01- Existing Site Plan
 - Drawing Title 02- Existing Plans Building `A`
 - Drawing Title 03- Existing Elevations Building `A`
 - Drawing Title 04 - Existing Plans and Elevations Building `B`
 - Drawing Title 05 - Existing Plans and Elevations Building `C`
 - Drawing Title 06 - Proposed Site Plan
 - Drawing Title 07 - Proposed Plans Building `A`
 - Drawing Title 08 - Proposed Elevations Building `A`
 - Drawing Title 09 - Proposed Plans and Elevations Building `B`
 - Drawing Title 10 - Proposed Plans and Elevations Building `C`

5. The Site and Surrounding Area

5.1. The site is accessed off the southern side of Alton Road (B5032), along a 150m private driveway. To the north of the site is a wooded area which provides screening from the road.

5.2. To the east of the site there is agricultural land, which slopes down towards site. Immediately adjacent to the south is the applicants dwelling (Bradley End Farm), with agricultural land to the west.

5.3. The application site is situated 2.4 miles away from Cheadle, 2.6 miles from Alton, and approximately 11 miles from Stoke on Trent, Uttoxeter and Ashbourne, which are all large employment areas, especially JCB at Uttoxeter.

5.4. The application site comprises of approximately 2065 m².

5.5. The area where the buildings are located is level with the land to the east sloping upwards away from the site.

5.6. There is a hard surfacing parking area to the front of the buildings.

- 5.7. In relation to utilities the site is already has electricity, water and drainage and telephone services and the proposed dwellings would connect to those services.
- 5.8. Foul water will continue to be connected to the existing septic tank.
- 5.9. Rain water will be harvested and reused for the flushing of the toilets. Surface water will be dealt with through soakaways with no increased outflow from this the proposal.
- 5.10. The existing heating is likely to be supplemented by log burners.
- 5.11. Cooking will be via electricity, gas or multi-fuel ranges (dependent on the occupant's requirements).

6. The Proposal

- 6.1. The planning application seeks planning permission for the demolition of two outbuildings, a change of use of redundant B & B accommodation and garage to four dwellings and the erection of two garages.
- 6.2. The existing access off the B5032 will be utilised and there will be no change to the driveway or hard-standing to the front of the buildings. Two garages will be formed at the rear of Building A for use by the future occupiers of Units 1 and 2.
- 6.3. The conversion works will form the following types of dwellings:
 - Building 'A' will form two 3 bedroomed properties
 - Building 'B' will form one 2 bedroomed property
 - Building 'C' will form a one bedroomed property

7. Planning Policy Framework

- 7.1. In preparing this Planning Statement reference is made to the following national and local planning policies and guidance documents:
 - The National Planning Policy Framework (NPPF) (March 2012)
 - Planning Practice Guidance on Rural Housing
 - Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014)
 - Supplementary Planning Documents and Guidance.

8. National Planning Policy Framework

8.1. The National Planning Policy Framework (March 2012) (NPPF) has replaced all the previous PPGs and PPSs in respect to applications and decision taking, the following paragraphs are considered relevant to the consideration of the application and the approach authorities should take in respect to decision taking.

8.2. Reference to relevant paragraphs is set out below:

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
 - An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
8. These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains

should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
 - making it easier for jobs to be created in cities, towns and villages;
 - moving from a net loss of bio-diversity to achieving net gains for nature;
 - replacing poor design with better design;
 - improving the conditions in which people live, work, travel and leisure; and
 - widening the choice of high quality homes.

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

12. This National Planning Policy Framework does not change the statutory status of the development plan as a starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.

13. The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking...

For **decision-taking** this means:

- Approving development proposal that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
58. Planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.
109. The planning system should contribute to and enhance the natural and local environment by:
- protecting and enhancing valued landscapes, geological conservation interests and soils;
 - recognising the wider benefits of ecosystems services;
 - minimise impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- preventing both new and existing development from contribution to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.

187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

9. NPPF and Development Rational

- 9.1. In terms of the sustainability of the existing buildings which became redundant following the closure of the Bed & Breakfast accommodation would be brought back into use for residential purposes, providing a mix of two 3 bed dwellings, one 2 bed dwelling and one 1 bed dwelling.
- 9.2. The proposal would demolish an unsightly agricultural building and outbuilding, neither of which has any architectural merit or interest.
- 9.3. Minimal alterations would be required to change the use of the redundant B & B buildings and the erection of the garages would result in less floor area than that which is being demolished.
- 9.4. Under current legislation a Prior Notification of change of use of agricultural building to dwelling under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564) could be made but the design is likely to be very contemporary and would enhance the character of the area in equal terms as its demolition and erection of a garage.
- 9.5. The applicants are the closest neighbours to the site and the impact from this proposal would be less than the impact on their privacy and amenity than an alternative use to residential.

9.6. In terms of economic, social and environmental dimensions of sustainability this proposal offers a number of significant improvements for the area:

- The proposal will promote housing choice in the form of mixed size dwellings as stated above at paragraph 6.3. This will help rejuvenate the District's housing stock, help to create new homes, which are more attractive to the market given the current fragile economic climate and overall lack of delivery within the country. This will provide homes within close proximity to the town centres of Cheadle and the local major mixed employment areas within good access.
- Due to the fact that these dwellings contribute to meeting the Council's housing requirements this proposal will have positive implications for the future supply of labour in the area by encouraging inward migration and preventing outward migration contributing to the rural economy.
- The development of this site will offer employment to local tradesmen during the conversion period on the site and helping to secure the Authorities target for new homes.
- The proposal will enhance the character of the area securing an efficient and appropriate re-use of the buildings which would assist in relieving pressure to develop greenfield sites that are more environmentally sensitive.
- The existing landscape quality of the site is not one of special character or importance, and biodiversity gain will be achieved through additional planting of native trees and plants, along with the provision of bat boxes to provide ecological enhancement significantly improving the character and amenity of the landscape of the area and wildlife habitat.
- The dwellings would each have a room, which could be utilised to provide the potential for home working as the majority of office based/white collar roles now offer this to their employees. This would include extra power outlets, telephone points and an appropriate level of light and ventilation. This would reduce the need to travel to work and be more sustainable, whilst reducing the carbon footprint.
- The additional housing in this area will assist to the rural community and help to add to the age mix of the local population in this area.
- This proposal accords with the National Planning Policy Framework (March 2013) and does not have any significant adverse impact which would demonstrably outweigh the benefits of granting planning permission.

9.7. This proposal meets the following Core Planning Principles of the NPPF:

1. Building a strong, competitive economy by providing construction jobs which will bring additional money into the local economy and additional Council Tax to help fund local services and facilities.
3. Supporting a prosperous rural economy by employing local tradespeople to implement the conversion work and providing housing choice within

the area. The additional expenditure into the area will also support local rural facilities.

4. Promoting sustainable transport through the provision of a room which can be utilised as an office and the sites location from the bus stops helps to promote the use of sustainable transport, along with its proximity to facilities within Cheadle.
6. Delivering a wide choice of high quality homes. The schemes high quality design will ensure that housing market choice reflects people's desire to live and work in a rural location through the provision of 4 dwellings.
7. Requiring good design through the provision of high quality designed sustainable dwellings, which will already reflect the character of the area and minimal alteration will be taking place to ensure that the dwelling complement their surroundings.
8. Promoting healthy communities by providing sufficient garden space and access to local amenities, whilst appreciating the adjacent countryside through use of the public footpath network in the area.
11. Conserving and enhancing the natural environment through the retention of the existing trees and provision of residential gardens, combined with the installation of bird and bat boxes to provide a net gain in biodiversity, whilst enhancing the wildlife habitat through the provision of additional planting which provides habitat and a food source to the local wildlife.

10. Local Plan Saved Policies

- 10.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 10.2. The Staffordshire Moorlands Cores Strategy Local Development Plan was formally adopted on 26th March 2014 and I will address the relevant policies below:

- 10.3. ***SS1 Development Principles*** – this policy is met through the sustainable re-use of existing redundant buildings to form a high quality designed housing mix

which can be delivered quickly close to the local transport network, whilst increasing the employment pool in this rural area close to Cheadle.

- 10.4. The design of the dwellings respects the existing character and setting of the buildings with minimal alterations being required, with additional landscaping to be implemented to enhance the natural environment and wildlife habitat.
- 10.5. **SS1a - Presumption in Favour of Sustainable Development** – the re-use of the redundant B & B buildings as dwellings with minimal alterations is the most sustainable use of these buildings in this location and will contribute to the local economy, provide for a social mix of occupiers due to the different dwelling type whilst enhancing the character of the area through additional landscape planting.
- 10.6. There are no adverse impacts from the proposed development which would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.
- 10.7. **SS2 - Future Provision of Development** – the proposed development with help to contribute to the Council’s housing supply delivery within 10 months of granting planning permissions to provide four dwellings through the appropriate re-use of these redundant buildings.
- 10.8. **SS3 - Distribution of Development**- this policy is satisfied.
- 10.9. **SS6c - Other Rural Areas Area Strategy** – this policy is met through the conversion of existing redundant buildings in accordance with Policies R1 and R2.
- 10.10. **SO2. To create a District where development minimises its impact on the environment, helps to mitigate and adapt to the adverse effects of climate change and makes efficient use of resources**- This policy is satisfied.
- 10.11. **SD1 - Sustainable Use of Resources** – the re-use of the existing redundant buildings is the most efficient use of this resource and the conversion works will be carried out in accordance with Building Regulation required to meet the necessary Sustainable Code Level.
- 10.12. **SD3 - Carbon-saving Measures in Development** - the dwellings will use an air source heat system to reduce the carbon footprint and will improve the thermal insulation to the dwellings, along with the use of rainwater harvesting for use in the flushing of toilets and washing machines.

- 10.13. ***SO4 - To provide new housing that is affordable, desirable, well-designed and meets the needs of residents of the Moorlands*** – The policy is satisfied through the proposals well designed mix of dwellings being proposed.
- 10.14. ***SO8 & SO9*** are satisfied through the provision of a high quality designed scheme which will enhance the character of the area through additional landscape planting which will improve the biodiversity of the site.
- 10.15. ***DC1 - Design Considerations*** – this policy is met through the re-use of existing buildings with minimal alterations which will enhance the character of the area and its surroundings, whilst ensuring that the proposal is not detrimental to the amenity of the neighbours.
- 10.16. ***DC3- Landscape and Settlement Setting*** – This policy is met through the additional landscaping which will be implemented and the retention of existing trees.
- 10.17. ***SO6*** – the proposal satisfies this object through the contribution of additional housing which will help to regenerate the rural economy and area.
- 10.18. ***R1 Rural Diversification*** – The proposal will enhance the character and appearance of the area through securing the removal of the unsightly agricultural building and the brick outbuilding. The improvement to the biodiversity will be met through the implementation of a landscaping scheme for each dwelling and installation of bat and bird boxes.
- 10.19. The limited nature of the conversion works will safeguard the character of the area and secure the appropriate re-use of these buildings.
- 10.20. The future occupiers of the dwellings will contribute to the rural economy through use of local facilities but prior to that through the construction work being undertaken by local businesses.
- 10.21. ***R2 – Rural Housing*** – this policy is satisfied due to the proposals most appropriate residential re-use of these existing buildings. Both Policy R1 and R2 are supported by the Alternative Use Report accompanying this application.
- 10.22. ***SO9*** – The character of the countryside will be improved through this proposal and the biodiversity of the site will be enhanced.
- 10.23. ***NE1- Biodiversity and Geological Resources*** – The policy is satisfied due to the fact that the conversion works are minimal and no removal of existing trees is being proposed. Additional planting will be undertaken to ensure that the

wildlife habitat is improved through planting of mixed native hedgerows to divide the site boundaries and the gardens.

- 10.24. **SO11**- this objective is met through the application sites location and the adjacent bus stop at the access to the site, combined with the additional power points to be fitted to one room in each dwelling to ensure that it could be utilised as an office from homeworking thereby reduce the need to travel.
- 10.25. **T1 Development and Sustainable Transport** – policy T1 is met through the paragraph above.

11. Conclusion

- 11.1. The National Planning Policy Framework (NPPF) sets out a clear a presumption in favour of sustainable development. The application promotes the re-use of existing redundant B & B buildings and the scheme will enhance the character of the area through securing the demolition of the unsightly agricultural building and outbuilding.
- 11.2. Paragraph 17 of the NPPF states that every effort should be made to identify and then meet housing, business and other development needs of an area, and respond positively to wider opportunities for growth. This high quality residential design scheme promotes housing within this sustainable location, which recognises the intrinsic character and beauty of the countryside whilst ensuring that the rural economy and vitality will be supported through the effective re use of these buildings.
- 11.3. This scheme accords with the provisions of National and Local Planning Policy, specifically NPPF policies 1, 2, 3, 4, 6, 7, 8, 10 and 11, along with the adopted Staffordshire Moorlands Core Strategy Development Plan Document, and will help deliver the authorities identified housing requirements in a sustainable location without resulting in any adverse impact which would significantly and demonstrably outweigh the benefits of granting planning permission.