

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

17th October 2019

Application No:	SMD/2019/0398	
Location	School Green, Ipstones	
Proposal	Alterations and change of use from garage to holiday accommodation	
Applicant	Not stated	
Agent	Byatt Oliver Associates	
Parish/ward	Ipstones / Ipstones	Date registered 25 th July 2019
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffsmoorlands.gov.uk		

REFERRAL

The application is a Full Minor and is referred to Committee at the request of Cllr Lynda Malyon in order for committee to consider in particular the implications for neighbour amenity.

1. SUMMARY OF RECOMMENDATION

Approve with conditions.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site is a detached garden plot of 100m² bordering the north west side of the tarmac square known as School Green at the head of Brookfields Road close to the centre of Ipstones. A characterful brick and tile single storey building c.3.9m x 7.3m with dual pitched roof stands to the northerly edge of the site with gable end garage doors opening into School Green. There is a further breeze block garage with mono-pitch sheet roof also opening into School Green towards the south easterly end of the site. A tall stone wall between the two garages forms the boundary with School Green. The remainder of the site is generally to grass.

2.2 A public footpath follows a ginnel along the northerly edge of the site through to High Street. The site is closely overlooked by houses to the north and west. The front elevation of the nearest dwelling to the west (a back-to back with No.2 Twist Intake) is 10m from the garage. The front elevation of Garden Cottage – the nearest dwelling to the north – is similarly close at c.12m to the original front elevation.

2.3 There are at least three Listed Buildings within the vicinity including The Old School House (Grade II) 25m to the SE; the Wesleyan Chapel 25m to the east and Twist Intake (Grade II) c.25m to the west.

3. DESCRIPTION OF THE PROPOSAL

3.1 The proposal is to change the use of the brick and tile garage to one-bedroom holiday accommodation along with a small extension off the southerly elevation into the garden area to form a small bathroom. A new doorway entrance to the building would be formed in this elevation. The garage doors would be replaced with a window comprising hit and miss upright boards alternating with glazing strips. An existing pedestrian door in the westerly gable would be replaced with a similar designed window to the full height. Three conservatory style roof lights would be inserted in the southerly roof slope.

3.2 The breeze block garage would be demolished and a pull-in formed for a single vehicle.

4. RELEVANT PLANNING HISTORY

- 4.1 None directly applicable to the site.
- 4.2 01/00853/FUL on the adjacent garden plot to the west – retrospective application for wooden shed – approved
- 4.3 89/00369/OLD for Garden Cottage – detached garage and vehicular access – refused
- 4.4 03/00866/FUL for Garden Cottage – two storey rear extension – approved
- 4.5 SMD/2018/0111 for Garden Cottage – construction of garden room – refused
- 4.6 SMD/2018/0450 for Garden Cottage – construction of garden room – approved

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The development plan comprises the adopted Staffordshire Moorlands Core Strategy Development Plan Document (26th March 2014) and supporting evidence documents.

Core Strategy Development Plan (Adopted 26th March 2014),
S01 Spatial Objectives

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
SS7	Churnet Valley Area Strategy
H1	New Housing Development
E3	Tourism and Cultural Development
DC1	Design Considerations
DC2	The Historic Environment
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Churnet Valley masterplan SPD (March 2014)

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

National Planning Policy Framework (NPPF) July 2018

Paragraphs	1 – 14
Section 4	Decision making
Section 12	Achieving well designed places
Section 16	Conserving and enhancing the historic environment.

Local Plan Submission Version (February 2018)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS7	Churnet Valley Area Strategy
SS8	Larger Villages Area Strategy
E4	Tourism and Cultural Development
DC1	Design Considerations
DC2	The Historic Environment
H1	Rural Housing
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport

Local Plan process

5.2 The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was “sound”. Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

5.3 In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public was held in November 2018 to determine whether the Local Plan is

sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted later in 2019. At that point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

- 5.4 In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:
- The stage of preparation: the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination;
 - The extent to which there are unresolved objections to relevant policies: this varies depending on the policy in question. Where reference is made in this report to any emerging policies the level of outstanding objections to each policy will be noted and recommendation made as to the amount of weight to be given to the policies at this stage in the process;
 - The degree of consistency of policies with the NPPF: given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 Neighbour consultations x 13 for response by 21st August 2019. Site notice posted for responses by 17th September 2019. Press notice for 4th September 2019. Representations raising objections have been received from 8 neighbouring households variously raising issues as follows:
- Noise and disturbance from holiday makers in close proximity to dwellings – “an inappropriate mix of planning uses”
 - Poor amenity and outlook for occupiers of the building – risk of parked vehicles blocking the living room window outlook and light
 - Parking congestion
 - Close proximity to neighbour gardens
 - Loss of access to the drying green for neighbouring dwellings with pegging rights
 - Unsightly and out of keeping development – will denigrate the area
 - The site was linked with two flats on High Street and the two parking spaces of the site should be reserved to serve these flats
 - Ipstones already has a significant number of holiday let properties which are not currently let to full capacity and therefore there is no economic need to create such a property. Indeed, in doing so, it may pave the way for an opportunity for the applicant to seek to change the property to residential status at a later stage for commercial gain.
 - Loss of local vernacular character of this building
 - for the property to be a viable development it would have to be rented long term, which is not what the application implies.
 - Fear of potential antisocial occupancy

Parish Council

6.2 Ipstones Parish Council – voted against this application for the following reasons: -

- Parking – there are parking issues in the School Green area
- That the development would be unneighbourly
- There is inadequate space for the development
- It would impact on the services/sewerage/drainage in the School Green Area.

SMDC Conservation Officer

6.3 The proposed conversion of the garage is now much improved as it works with the form and character of the existing brick structure with a small extension within the garden to form a shower room. Subject to joinery details, vents and ducts, rainwater goods there are no objections.

6.4 The key issue with the scheme is the impact on the boundary wall and nearby concrete garage. The creation of the new opening in the stone wall will harm the appearance of the area by disrupting the enclosure and opening up a view of the garden area. A compromise would be to remove the unsightly concrete garage and enlarge this opening in the wall slightly to provide parking for two cars. This would be far less disruptive and enable more of the historic dry-stone wall to be retained.

SMDC Ecology / Public Rights of Way

6.4 No ecology / protected species survey has been submitted. It is judged likely that the two buildings involved will be found to have negligible potential for bats but it is essential that this is confirmed by appropriate expert survey. The applicant has been invited to submit this in time for the committee date. If not received in time it will be necessary to defer determination to a later date.

6.7 The public right of way to the immediate north lies outside the site boundary and would not be affected.

Severn Trent Water

6.8 Advise that the proposal has minimal impact on the public sewerage system and therefore there are no objections to the proposals and no requirement for a drainage condition to be applied. STW advises that there may be a public sewer located within the application site. Although the statutory sewer records do not show any public sewers within the area specified, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. STW will aim to assist in obtaining a solution which protects both the public sewer and the building.

SCC Highways

6.9 No objections and no issues raised.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Policy Context

- 7.1 The Local Planning Authority is required to determine planning applications in accordance with the Development Plan unless there are material circumstances which indicate otherwise. In this case the Development Plan for the Staffordshire Moorlands District Council consists of the Adopted Staffordshire Moorlands Core Strategy Development Plan Document (March 2014) with regard also being given to the provisions of the National Planning Policy Framework (NPPF); the Council's adopted Supplementary Planning Guidance documents: 'Space About Dwellings' and 'Design Principles' and the Council's Core Strategy Supporting Evidence Document: Landscape and Settlement Character Assessment (2008). Development boundary mapping remains for the present time as approved under the Staffordshire Moorlands Local Plan (September 1998).

Principle of Development and Main Issues

- 7.2 In its general approach in accordance with policies SS1 and SS1a, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.
- 7.3 Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether: (a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or (b) specific policies in that Framework indicate that development should be restricted. In the rural areas outside of any development boundary Policy SS6c provides for the conversion of an existing rural building in accordance with Policies R1 and R2.
- 7.4 Being within the development boundary of a larger village, development is acceptable in principle but is subject to consideration of all material matters including, in particular, the implications for heritage being within the Ipstones Conservation Area and being in the close vicinity of at least three Listed Buildings.
- 7.5 Policy SS6a is that the larger villages shall retain and enhance their role as rural service centres by, inter alia, enabling appropriate development which supports and increases the range and quality of services and facilities available to the rural areas. SS6a(4) is to ensure that new development reflects and enhances each village's special character and heritage by, inter alia, giving priority to the reuse and regeneration of existing redundant, underused or

surplus sites and premises for new development and restricting the scale of new development.

- 7.6 The Churnet Valley Area Strategy policy SS7 identifies the Churnet Valley as an area for sustainable tourism and rural regeneration with particular support given to (inter alia) short stay and long stay visitor accommodation; and provision of compatible new tourism facilities. Ipstones is centrally located within the Churnet Valley Masterplan Area.
- 7.7 In principle a proposed tourism accommodation use is acceptable in this location as it is closely accessible to supplies, services and Ipstones transport links. The implications for neighbour amenity and for heritage are however key considerations.

Neighbour Amenity

- 7.8 The proposal makes use of an existing building. The small single storey extension proposed to the southerly elevation (westerly end) would project 1.9m and have a width of 2.5m. The eaves height would be the same as the existing building and the ridge height at 3m would be lower than that of the existing building by half a metre. The extension would be somewhat central to the outlook from the facing dwelling to the west. Due to its small size and low height the extension would not however intrude significantly; it would not be overbearing and would not breach any of the Space About Dwellings Guidelines – in particular its top height would not exceed the 25 degree line drawn forward from a mid height point of the facing ground floor principle windows. In fact it would be about 3m below.
- 7.9 In terms of any impacts from the use of the building, the active comings and goings are likely chiefly to come via the parking space to the door in the southerly facing elevation or from the pedestrian ginnel from High Street. Some outdoor amenity space is provided and this too is on the side of the building facing away from the closest neighbours.
- 7.10 There are to be no openings in the elevation facing Garden Cottage. The existing door in the west gable elevation would become a non-opening window serving the bedroom. It is appropriate to assess this as a principal window. Space About Dwellings guidelines expect a separation of 22m between this and the facing elevation the back-to-back with Twist Intake. The separation is between 10m and 11m. To safeguard privacy and sense of overlooking in either direction between the two properties it is proposed that this window be narrow slit glazed in alternation with timber boards. Consideration could be given to obscured glass which would certainly be necessary if a large single glazing pane were proposed. The alternate glass strip and board would however sufficiently disrupt the line of view to make this unnecessary and this is much the preferable design solution both for appearance and the amenity of occupiers.

7.11 Overall the above arrangements are considered to satisfy the necessary amenity safeguards.

Heritage

7.12 Strict considerations apply in respect of heritage. For nearby Listed Buildings there is a statutory duty placed on the LPA, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the special architectural and historic interest of the Listed Buildings affected, and their settings.

7.13 As regards the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 places a statutory duty on the LPA in assessing planning applications in respect to any land or buildings in a Conservation Area to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In reaching its decision the LPA has to demonstrate that the Section 72 Duty has been applied and discharged. Section 72 (and Footnote 6 of para.11 of the NPPF) creates a strong presumption in favour of the preservation of Conservation Areas and their setting.

7.14 An LPA can only discharge its duty if it has carried out a proper assessment of the impact on a Conservation Area and/or a Listed Building, is conscious of the duty and has demonstrably applied it in assessing the proposal. This assessment extends to setting – the surroundings in which a heritage asset is experienced.

7.15 NPPF paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, “great weight should be given to the asset’s conservation”.

7.16 Paragraph 194 goes on to say that: “any harm or loss [to a heritage asset] should require clear and convincing justification.”

7.17 The application building is a relatively lesser structure within the Conservation Area. Nevertheless the earliest available OS map of 1887 shows a building present by that date which appears to correspond approximately with that extant today. The building has evident character and the patina of age in its brick work, stone cill and stone lintel to the east door. It is understood that the building was once a bakehouse and also that the enclosed garden space to its south side is a communal drying green.

7.18 The proposal establishes a future use for the building without which it may ultimately be lost.

7.19 The Council has an adopted Conservation Area appraisal for Ipstones. This describes at paragraph 2.7 a congested central area with workers’ terraces and smaller houses to the east. Paragraph 2.10 discusses the triangle SE of High Street and the nature of the settlement pattern suggesting originally the

area to have been waste land of the parish with Old School House being the earliest (1775) development. Fig 2.4 refers. See also para. 4.6 and para. 5.2 which comments, “builders chose their own alignment irrespective of their neighbours”.

- 7.20 Negative impacts on the CA are discussed at section 10 and include congestion and visual impact caused by parked cars; loss of drystone walling. School Green is mentioned at 10.4. The village-scape analysis map at the end of the document specifically identifies as “significant wall” the walling around School Green including that of the proposal site.
- 7.21 The proposal is to retain the greater part of this wall. A significant benefit of the scheme is that it is proposed to remove the somewhat unsightly breeze block garage at the southerly end of this wall.
- 7.22 As regards the settings of the nearby Listed Buildings the nature and character of the outside space to the application site would not be greatly different from the current permitted usage. The key changes are the extension to the existing building and introduction of sky lights. It is judge though that these changes are not of a scale or proximity to harm the settings of the Listed Buildings.

Design

- 7.21 The Council’s adopted Design Guidance states as follows: “The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new.”
- 7.22 The proposal appropriately uses existing openings and minimises new openings with the formation of a door at the position of an existing window. The extension however is a limitation of this scheme when assessed against the above guidance. It can though be readily seen that in this scheme it is necessary.

Other matters

- 7.23 Some representations received have drawn attention to the existence of drying rights on the application land. The LPA view is that the application does not necessarily preclude the continued exercise of these rights as most of the site will remain free of built development. Ultimately the ability to

exercise any such rights will be a private matter between the rights holders and the land owner.

- 7.24 The concerns raised about loss of parking space are understandable. The property would be a one bedroom development not likely to accommodate more than two people and therefore unlikely to generate more than one associated vehicle and the scheme makes provision for this. Although in theory the site provides parking for two vehicles in the existing garages these seem to have been out of use for some time. With one garage removed as a result of the conversion a space becomes available within School Green as there is no longer requirement to avoid blocking the garage doors.
- 7.25 Whether parking in front of the glazed former doors to the development would be so harmful as to render the scheme unsupportable is a matter of judgement – it might reasonably be concluded not to be ideal. On balance it may however be judged to be acceptable for a non-permanent living place i.e. short term holiday accommodation.
- 7.26 As regards potential for noise and disturbance it is judged that this should not be any greater than from other nearby dwellings and gardens. As a single bedroom development usage would be expected to be by a single person or a maximum of two people.
- 7.27 Concern has been raised that there is no market for further holiday accommodation in the area and that this may result in a future request to make the building into a permanent dwelling. The LPA has no basis to conclude that a holiday let would not be viable and it is for the applicant to determine whether the proposal represents a viable business proposition. The role of the LPA is to determine whether or not the proposal is acceptable in land-use terms, having regard to the planning considerations set out above. Having considered the matter carefully it is concluded that the building is suitable for holiday accommodation but for amenity reasons would not be suitable as a permanent dwelling. It will therefore be necessary and important to restrict the occupancy to holiday usage as its small size renders it inappropriate for permanent use as a dwelling. The consent if granted needs to be clear that permanent occupancy as a dwelling would not be acceptable and as noted, a condition to this effect would be essential. The developer will then be able to judge the viability or otherwise on this basis.

Conclusion and Planning Balance

- 7.28 Paragraph 122 of the Framework says that “decisions should support development that makes efficient use of land, taking into account [inter alia]:
- b) local market conditions and viability
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change;

- 7.29 The development is acceptable in principle. The impacts on heritage are found on balance to be acceptable as are any impacts for neighbour amenity and highways. Subject to the details being received re ecology as referenced at 6.4 above it is anticipated that the scheme will be acceptable in respect of protected species and in particular bats.
- 7.30 The necessity for the small extension is a compromise in terms of character and appearance and heritage. Anything larger would not be supported. It is recognised that this minimum sized bathroom is essential to the scheme. It is also important to recognise that overall the scheme brings an end use for the building which has some merit and character contribution. The scheme also removes the unsightly concrete block garage and will secure the stone wall noted in the Conservation Area appraisal.
- 7.31 As an obviously small dwelling it is appropriate to consider the Government's criteria contained in the Technical Housing Standards – Nationally Described Space Standard (2015) which is referenced at paragraph 127(f) footnote 46 of the NPPF (2018) in order to determine whether the building could offer an appropriate amount of living space internally. As a single bedroom two person proposal a minimum gross internal floor area of 50m² would be required to meet the NDSS required for a dwelling. This scheme delivers c.27m² internally – clearly well below the minimum standard. The use of the building as a permanent dwelling would not be appropriate and conditions to prevent this should be imposed accordingly. Subject to these conditions, the proposal is found to be acceptable.

7 RECOMMENDATION

A. Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:

5468 005A

Reason: To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

3. The external facing and roofing materials shall match in colour, form and texture those of the existing building and prior to the commencement of development details including types and colours along with samples if requested of all roofing materials, facing materials and hard surfaces shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance

with the details as subsequently approved and there shall be no variation without the prior consent in writing of the Local Planning Authority.

Reason: To ensure that the works harmonise with the existing development and in the interests of the character and appearance of the Conservation Area.

4. Prior to the commencement of development detailed joinery plans and sections of the proposed windows and doors at a scales in the range of eg. 1:5, 1:10 and 1:20 as appropriate together with details of the materials and proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as subsequently approved.

Reason: To ensure that the external appearance of the development is satisfactory and appropriate to the building and the character of the Conservation Area.

5. Prior to the commencement of development details of all boundary treatments and hard landscaping shall be submitted to the Local Planning Authority for written approval and prior to the first occupation of the development shall be completed in accordance with the design details as subsequently approved in writing.

Reason: In the interests of the visual appearance of the development and the amenities of the area and the character of the Conservation Area.

6. All noisy activities shall be restricted to the following times of operations:

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during anti social hours.

7. Any removal of roof tiles and the carrying out of any development which may encroach into the roof structure shall be undertaken by hand observing for the presence of bats or bat droppings. In the event that bats or bat droppings are encountered during this work all operations shall be immediately ceased and advice obtained from an ecologically qualified bat specialist. Work shall then continue only in accordance with the advice obtained.

Reason: To ensure that the development proceeds with appropriate protection and safeguard for European Protected Species.

8. All rainwater goods shall be of metal or wood to a profile the detail of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: In the interests of the visual integrity of the building and the character and appearance of the Conservation Area.

9. No external cowls, vents, ducts flues or extractor equipment whatsoever shall be installed at the premises of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual integrity of the building and the character and appearance of the Conservation Area and to enable the LPA to control any impacts on neighbour amenity.

10. The roof light details are to be submitted to and approved in writing by the Local Planning Authority and shall be fitted in accordance with the details approved. Roof lights shall be of Conservation standard and shall be designed to fit flush with the plane of the roof and the frame shall have a black finish. The glazed area shall be subdivided vertically.

Reason: In the interests of the visual integrity of the building and the character and appearance of the Conservation Area.

11. All pointing shall be of a strength and style appropriate to the type of walling materials used (see SMDC leaflet on pointing) and shall not include 'tuck', 'strap' or 'recessed' pointing. All raking out shall be by hand tools not using mechanical means.

Reason: In the interests of the visual integrity of the building and the character and appearance of the Conservation Area.

12. The existing extant built structure of the building as shown in submitted drawing 5468-002A shall be retained as existing within the development hereby approved and there shall be no demolition or rebuilding save for that approved in consequence of this consent to form the extension and the doorway in the southerly elevation unless otherwise agreed in writing by the Local Planning Authority (LPA).

Reason: In the interests of the visual integrity of the building and the character and appearance of the Conservation Area.

13. The development hereby permitted shall not be brought into use until the concrete block work garage to the south east corner of the site has been cleared from the land and the parking area has been provided in accordance with the approved plans. The parking area shall thereafter be retained unobstructed as parking for the life of the development.

Reason: In the interests of amenity and the character and appearance of the Conservation Area.

14. The premises shall be used for short stay holiday accommodation not exceeding four weeks at any one time and for no other purpose including any purpose in Class

C3 (dwelling houses) of the Town and Country Planning Use Classes Order 1987. A register of such occupants including details of duration of stay shall be kept and made available for inspection by the Local Planning Authority if requested.

Reason: Due to the small size of the internal space and the close proximity of the building to the neighbouring dwellings and gardens the building is not considered suitable for permanent residential occupation.

B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

Informatives

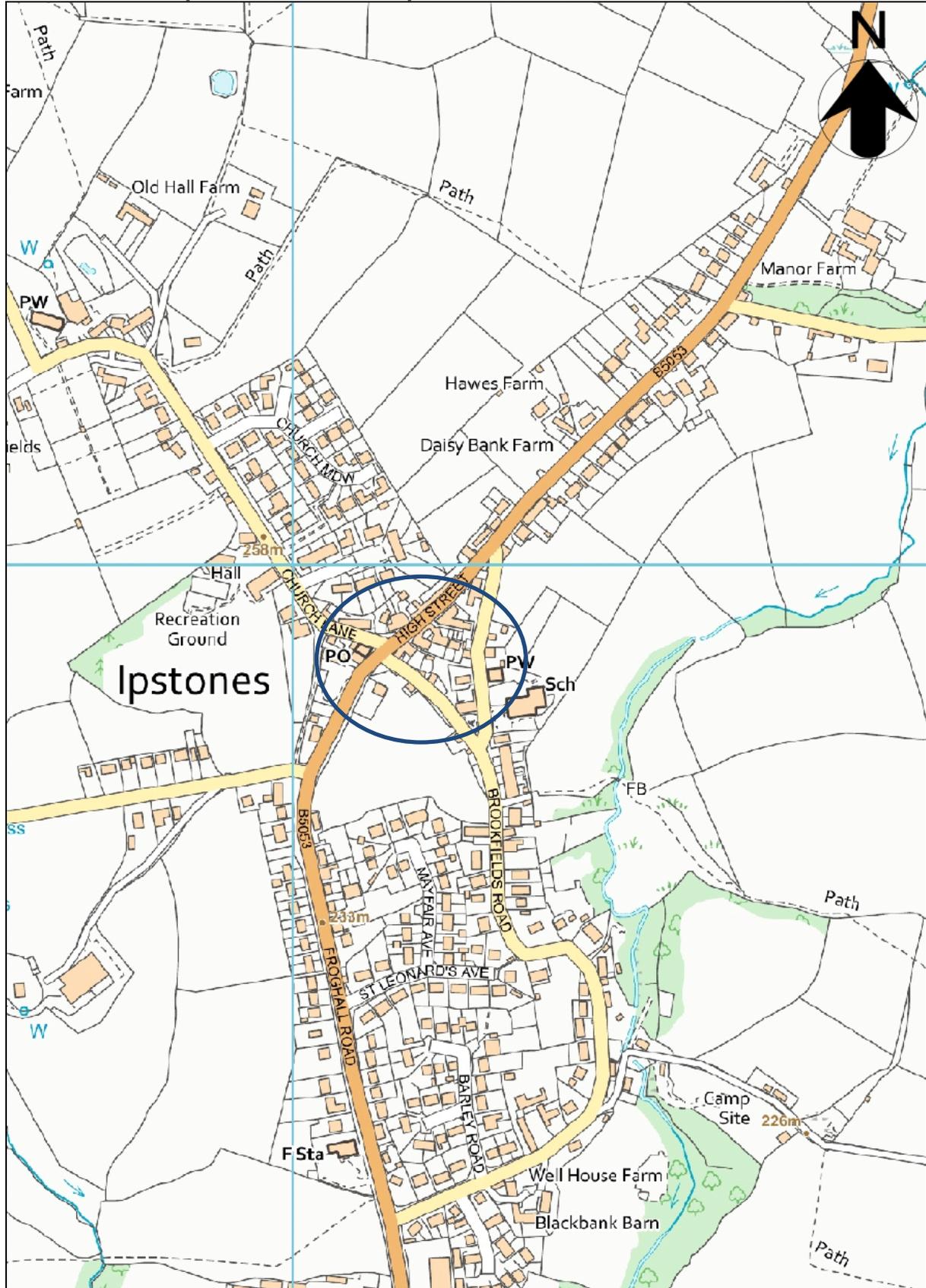
1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. In accordance with Paragraph 38 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.

10.APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of this application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=129999>

School Green, Ipstones – location plan



Site at School Green, Ipstones

