

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

12th May 2022

Application No:	SMD/2021/0656	
Location	Land at Eastern End of Mill Lane Wetley Rocks	
Proposal	Reserved Matters application following the grant of SMD/2015/0701	
Applicant	Mr and Mrs S and M Scalise	
Agent	Mr R Ford	
Parish/ward	Cheddleton	Date registered 13/10/2021.
If you have a question about this report please contact: Mrs L. Jackson tel: 01538 395400 ex 4125 lisa.jackson@staffs Moorlands.gov.uk		

REFERRAL

The application is brought before Planning Committee as the applicant is Councillor Scalise. The outline application was also considered by Committee Members.

1. SUMMARY OF RECOMMENDATION

That the application is approved subject to the conditions and informative notes set out at the end of the report.
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site is a parcel of open grassland positioned to at the eastern end of Mill Lane Wetley Rocks and to the southern side of the carriageway. Set behind a drystone wall the application site slopes upwards in level from west to east, there is currently access through an agricultural style, double width gate. Opposite the site is the burial ground of St John's church. Near to the western boundary are Bramble House and an access road to the telephone exchange. The eastern boundary abuts the rear gardens of the 'Main Road' dwellings.

3. DESCRIPTION OF THE PROPOSAL

3.1 This is a Reserved Matters application following approval of Outline consent (reference SMD/2015/0701) for the erection of three dwellings. Approval is sought for the appearance, landscaping, layout and scale of the development. The three dwellings would be set out in a linear form, plot 1 having its own access drive, with plots 2 and 3 sharing an access. Each dwelling would have its own garage, on-site parking and external amenity space to the front and rear of the houses.

3.2 At ground floor level each house would have a study room, utility, WC, living room and open-plan kitchen/dining/sitting area. At first floor level there would be four bedrooms

(master with ensuite) and a separate bathroom. Plot 3 would be a 'handed' layout of plots 1 and 2.

3.3 The application, the details attached to it, including plans, documents and consultation responses can be found on the council's website at:-

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=153644>

4. RELEVANT PLANNING HISTORY

SMD/2015/0701	Outline planning permission with all matters reserved (except access) for residential development comprising three dwellings. Approved.
86/00442/OLDDC	Aged persons housing on two sites. Refused.

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS8	Larger Villages Areas Strategy
SS10	Other Rural Areas Strategy
SS11	Churnet Valley Strategy
H1	New Housing Development
DC1	Design Considerations
DC3	Landscape and Settlement Setting
NE1	Biodiversity and Geological Resources
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings.
2. Design Principles for Development in the Staffordshire Moorlands. New Dwellings and Extensions to Dwellings.

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.

- 11: Making effective use of land
- 12: Achieving well-designed places
- 13: Protecting Green Belt land.
- 15: Conserving and enhancing the natural environment.
- 16: Conserving and enhancing the historic environment.

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Neighbour Notification: Expired.
Site Notice: Expired.

Cheddleton Parish Council: Object on the grounds of highway safety. The creation of another entrance close to the junction of an already congested road will increase the risk significantly of causing a serious accident. Close to school with the risk of many pedestrians including children.

Highways Officer (SCC): Awaited.

Environmental Health (SMDC): No objection.

Severn Trent Water: As the proposal is for less than 5 dwellings we would not require a drainage condition to be applied and no sewer assets are affected by the works. Note that there is a clean water pipe crossing the site, information provided for the applicant/developer.

Operational Services (SMDC): No representations received.

Arboricultural officer (SMDC): No objections in principle (see further comments within section 7 below).

Neighbour Notification: Neighbouring residents have been notified and a site notice erected by the site on Mill Lane. Two letters of objection have been received, the contents of which can be summarised as follows;

- Loss of parking to provide for the entrances to three new houses will impact considerably;
- Other vehicles are parked on this part of Mill Lane;
- Elderly residents and children regularly use the lane;
- Car park just before the school only has a few spaces, it is poorly lit and the garages have had a number of break-in's;
- Long-term use of the village hall car park is not a viable option as it is needed for village hall users;
- Once the new houses are built there would be no emergency access to the rear of house numbers 27 and 29;
- The village and its infrastructure as a whole need to be considered;
- Increased traffic on the A520 which is narrow and HGV's have to negotiate past each other to get around bends in the village;
- Junction of Main Road and Mill Lane is dangerous;
- Appreciate that nobody has the right to a view but the rural setting of Wetley Rocks has not been taken into consideration;
- Unnecessary build to a rural area;

- Dwellings of 21-29 Main Road will have their rear garden view blocked by the new houses;
- Overlooking and impact upon privacy. Overlooking into the new properties and the existing ones;
- New properties do not/will not fit into the style of the village;
- No great value except for applicants gain;

7. OFFICER COMMENT, PLANNING BALANCE AND CONCLUSION

Introduction

- 7.1 As with all applications, the Local Planning Authority is required to determine this application in accordance with the Development plan, unless there are material circumstances which indicate otherwise and in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.
- 7.2 The application site is within the Greenbelt, however as this is a Reserved Matters application, the principle of development (including access) has already been considered and previously approved by Planning Committee Members. This leaves consideration of matters including design and visual impact, amenity standards (relating to both the new build dwellings and surrounding residential properties), landscaping and parking provision.

Design and visual impact

- 7.3 Each of the three dwellings would be two-storey and sit within a row fronting Mill Lane. The dwellings would be of a gable roof design, (approximately 8m high to ridge) and two-storey forward projecting feature. Staffordshire Blue clay tiles are proposed, along with red brick walls (exact type can be secured by condition) and corbelled verges. Cills and lintels within the main dwellings are to be stone, whilst edged brick will be used for smaller side and garage windows and garage pedestrian door. The front doors are to be dark coloured, composite, vertical boarded type, whilst window frames would have a white timber appearance and be recessed within the openings. Concertina door frames to the rear of the dwellings would be powder coated aluminium. Plot 3 would have a 'handed' appearance to plot 2. Subject to conditions to secure some of the materials details, it is considered that the dwellings are of a good design. Windows have a good 'solid to void' ratio, larger windows are at ground floor level ensuring that there is no 'top-heavy' appearance. Chimney stacks are internal (traditional feature). The size of the roof in proportion to the eaves height appears visually correct and the garages sit neatly against (in proportion and recessed from) the main dwellings so that they are not dominant features.
- 7.4 In terms of visual impact, the development would be prominent from the public domain. Not only would the properties be seen from Mill Lane, but also from the main road (A520) passing through Wetley Rocks and from the rear of the main road. The A520 is at a higher level than the application site and therefore roof proportions, including depth and therefore gable span, would be more obvious than would otherwise be the case if viewing directly from the front. The development is for a small number of dwellings, each property would have matching features (such as materials, window positionings etc, there is some visual difference to add interest. Differences include one of the dwellings being 'handed,' two different driveway arrangements and optional porches. The surrounding area consists of dwellings of differing designs, sizes and vintage. Materials in the area vary and include stone,

brick and render. The application site dwellings would mainly be viewed in the context of the dwellings near to the Mill Lane/A520 junction and the dwelling and village hall to the west of the application site. The dwellings have been designed so that the roofs slope away from the roadside to reduce visual bulk, garages are positioned to the rear of their respective plots and each property would sit behind a generously sized front garden and drive/parking and turning area. It is noted that the development would reduce views from the A520 and Mill Lane, over the fields at the rear of the site however there would be some visual break between existing and proposed dwellings due to the good sized curtilage of number 31 Main Road, the retained access on the western site boundary and the gap between plots 2 and 3 (access track to the rear fields).

- 7.5 The site does not contain any Listed Buildings/structures. The nearest Listed Building is St. John's Church (Grade II Listed) further along Mill Lane towards the west. The scheme does not raise any heritage impact concerns due to the separation distance, topography, trees and intervening road between the site and the church. It is borne in mind that consent has already been given for the principal of three dwellings. For the above reasons it is considered that the design and visual impact of the scheme is acceptable.

Amenity standards

- 7.6 The Space About Dwellings (SPG) sets out the considerations in respect of the standards required for new build dwellings and also amenity impact upon surrounding residential dwellings and their occupants. The plans show that the dwellings are positioned so as to comply with the standards regarding separation distances between principal windows, corner sites/flank walls and distances between principal windows and site boundaries. Each of the dwellings has significantly more external amenity space than the minimum requirement of 65 square metres and no part of the development would breach any 45 degree horizontal or vertical angles of nearby neighbouring principal windows. The dwelling to the west, Bramble House, is separated from the application site by a driveway whilst the A520 dwellings are at a higher land level. Whilst the development would be seen from surrounding properties, there is no reason to refuse the scheme based on amenity impact. Unfortunately, no property has a right to a view, simply that the separation standards must be met and in this case they have.

Landscaping

- 7.7 The application site currently consists of an undeveloped parcel of agricultural land; there are no protected trees on the site. The application was originally submitted with a Preliminary Ecological Appraisal and the council's Ecology advisor confirmed that there was no fundamental obstacle to the development in terms of ecology or protected species. The main characteristic of the site is grassland and it was noted that the survey showed it had no special ecological status; its loss to development was therefore acceptable.
- 7.8 The Arboricultural officer has no objection to the application in terms of any impact upon trees. It is noted that the Outline permission included an informative note to seek landscaping/planting proposals at Reserved Matters stage with the expectation for a mixed native species hedgerow to the rear garden boundaries. The plans show that a mixed Hawthorne, Blackthorn and Holly hedge against a stock proof, post and rail fence, would form the rear boundary of all 3 plots. A hedgerow is acceptable as it would have a good relationship with the open fields to the rear rather than what might otherwise be a visually stark, panel fence arrangement. Tree planting is proposed at

the front of each plot and front and rear gardens are to be laid. Hedgerows also offer ecological enhancement opportunities.

Parking provision

- 7.9 Means of access was approved (subject to conditions) at outline stage, therefore this application does not present the opportunity to revisit this matter. This application presents details of layout so it is clear where the proposed parking and turning areas will be located, as well as the garages. Each dwelling is proposed to have 4 bedrooms therefore in accordance with the adopted parking standards, each property should be able to provide 3 spaces within their respective curtilages. It is clear from the plans that the parking standards can be achieved through the provision of driveways and garages within each plot. Plots 1 and 3 would benefit from double garages and plot 2 would have a single garage, all would have pitched roofs.
- 7.10 Similar to the outline application, a number of local residents and the Parish Council raise objections to the application based on highways and parking matters. These concerns were taken into account at the outline application stage, therefore the principle of residential development, the creation of new accesses and the impact on the local road network has already been considered. The County Highways officer did not raise any objections to the previously approved outline permission and the access points remain the same, a refusal now on highways grounds would not constitute a sound reason for refusal or defence at appeal. The comments of the highway officer will be presented to members via Late Representations.

Drainage

- 7.11 Severn Trent Water confirm that they have no objections to the application, stating that 'as the proposal is for less than 5 dwellings we would not require a drainage condition to be applied and no sewer assets are affected by the works.' Severn Trent have noted there is a clean water pipe crossing the site and provide further information (including weblinks) which could be added to the decision notice in the event of Members approving the application.

Coal

- 7.12 The application site is not located within a High Risk Development area. The Coal Authority were consulted at outline stage and did not raise any objections to the plans.

Planning Balance

- 7.13 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Approval has already been granted for the residential development of the site. For the reasons outlined within the report, it is concluded that there are no objections to the current submission and therefore conditional approval is recommended.

8. RECOMMENDATION

A. Subject to there being no substantive new issues being raised by the County Highways officer, that the application is approved subject to the following conditions and advisory notes.

1. The development hereby approved shall be carried out in accordance with the following submitted plans and subject to the following conditions and/or modifications:-

RMW 01 Rev A;
RMW 10 Rev B;
RMW 11;
RMW 12;
RMW 13 Rev A;
RMW 14 Rev A;
RMW 15.

Reason: - For the avoidance of doubt and in the interests of proper planning and in accordance with the National Planning Policy Framework.

2. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing highway verge trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* but only in so far as this applies to the extent of soft ground/grass within the Root Protection Areas of these trees, and these barriers shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, parking or passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of tree protection.

3. The planting scheme shown on drawing number RMW 10 Rev B; shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- in the interests of securing suitable planting for visual and ecological /biodiversity purposes.

4. No construction works on any new dwelling or garage shall be carried out above the ground floor slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority;

- Samples/details of the type and colours of all facing bricks;
- Details (including colour) of stone for all window and door heads and cills;
- Colour of all external doors including colour of powder coat for the concertina style doors;
- Joinery details (including colour and finish) for all external windows and doors including recess depth of the frame within the aperture;
- Materials details for all porches.

The development shall be carried out in accordance with the approved details, completed in full prior to first occupation and be retained for the lifetime of the development.

Reason:- To ensure that the external appearance of the development is satisfactory.

5. Prior to first occupation of the development hereby permitted, materials details/samples of all external hardstanding areas including drives, paths and patios shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full prior to first occupation and retained for the lifetime of the development.

Reason:- To ensure that the external appearance of the development is satisfactory.

6. Prior to first occupation of the development hereby approved, details of the following shall be submitted and approved in writing by the Local Planning Authority
 - Boundary treatment between plots 1 and 2 (details shall include materials and heights of the boundary);
 - All new wall heights to the front of each of the 3 plots.

Reason:- In the interests of visual appearance. To allow for further consideration of the type of boundary and clarification of the height.

7. Notwithstanding the above approved plans and before any construction of foundations, details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and there shall be no variation without the written approval of the Local Planning Authority.

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.

Informative Notes

1. The dropped crossing to the site shall be constructed in accordance with the submitted drawing SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to nmu@staffordshire.gov.uk)

Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The reinstatement of the part of the redundant access to verge shall require permit to dig. Please contact nmu@staffordshire.gov.uk as above.

2. Severn Trent Water confirm they have apparatus in the area of the planned development and that the developer will need to contact Severn Trent Water, New Connections team as detailed below to assess their proposed plans for diversion requirements.

To request a water map please follow the link, <https://www.stwater.co.uk/building-and-developing/estimators-and-maps/request-a-water-sewer-map/> scroll down the page to view the link:

Please visit www.digdat.co.uk

You will need to register on the website and then you will be able to search for your chosen location and get an instant quote online. For more information you can [view Digdat's user guide\(opens in a new window\)](#).

Please look at the [district area supply plan \(PDF\)\(opens in a new window\)](#) to check that your site is within the Severn Trent boundary before requesting an underground asset map.

Any correspondence and diversion applications are to be submitted through New Connections the relevant form can be found on the Severn Trent website, please complete the form as fully as possible.

https://www.stwater.co.uk/content/dam/stw/stw_buildinganddeveloping/Diversion-of-a-Severn-Trent-Water-main.pdf

Information on diversion application charges can be found at https://www.stwater.co.uk/content/dam/stw/stw_buildinganddeveloping/new-connections/2020/new-connections-charging-arrangement-20-21.pdf Scroll down the "New Connections Charging" document - 1 April 2020 to 31 March 2021 go to Page 24 Diversion of a Water Asset.

Please attach all the relevant documentation and relevant fee and return the form to:

Severn Trent Water Ltd
PO Box 5311
Coventry
CV3 9FL
Telephone: 0800 707 6600
Email: new.connections@severntrent.co.uk

3. Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

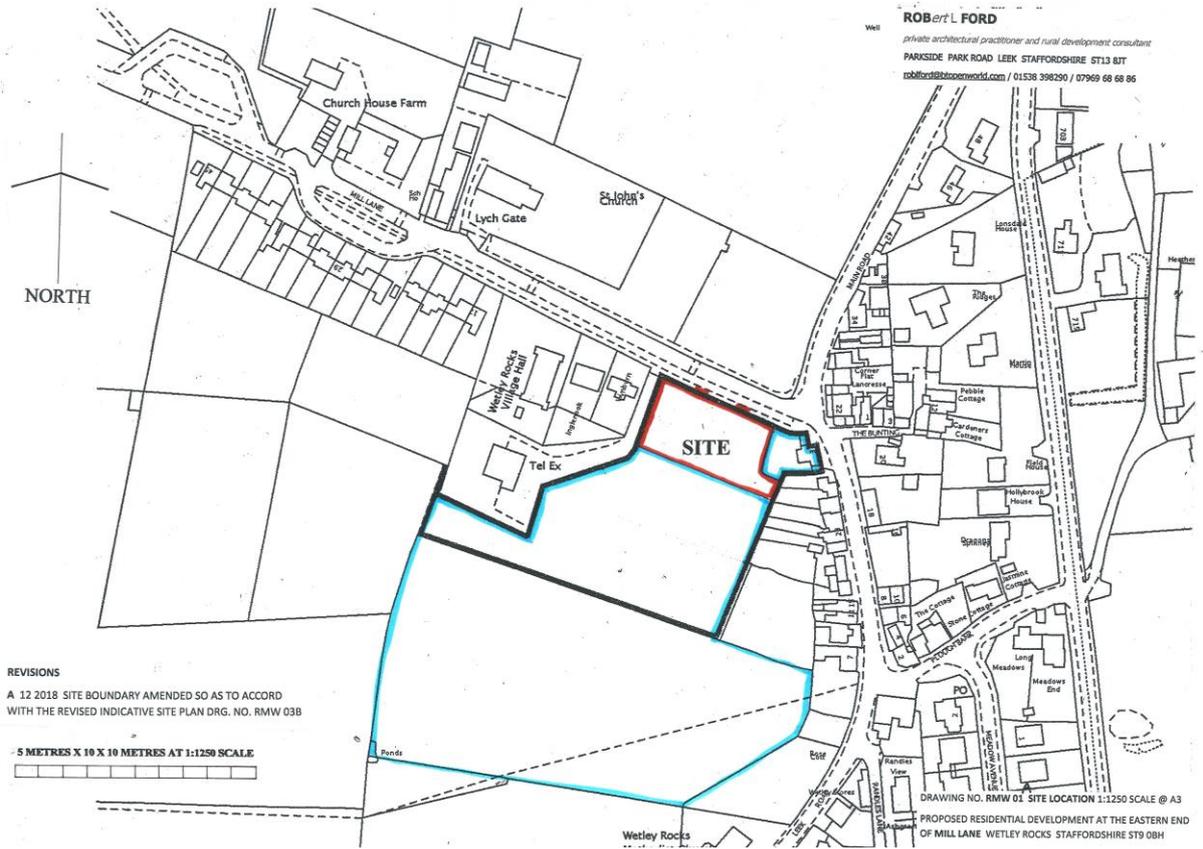
- Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance
- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>
 - Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
 -
- 4. During any demolition and construction activities(including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.
 - The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils

<http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities'(BR456)
- 5. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

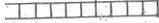
This Permission does not confer on the Applicant the right to build on or over land owned by a third party without the third party's consent. You should therefore seek the prior agreement of your neighbour(s) before entering their land.

- 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/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Executive Director (Place) 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.**

Site Plan



1 METRE X 10 METRES AT 1:200 SCALE



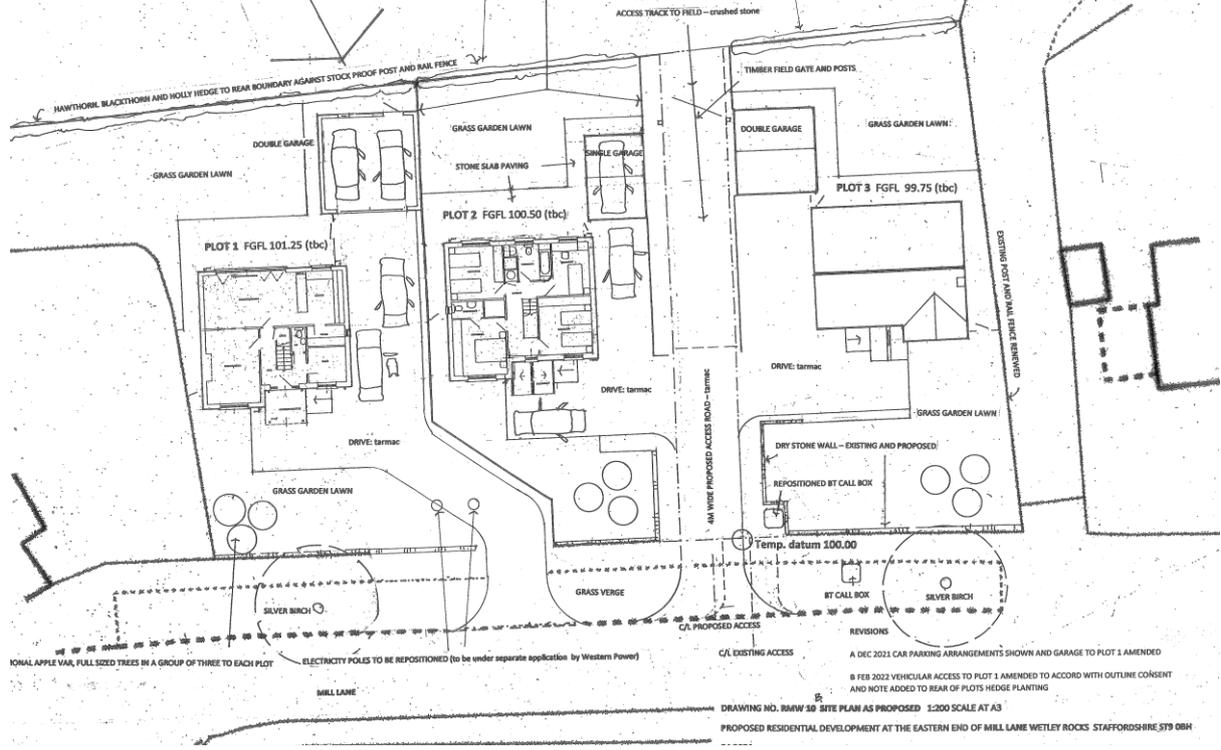
NORTH

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 PARKSIDE PARK ROAD LEEK, STAFFORDSHIRE ST13 8JT
 rlf@rflfdesignworld.com / 01539 398290 / 07969 68 68 96

HEDGE SPECIES MIX - DOUBLE ROW RANDOM MIX IN THE PROPORTIONS OF 50 HAWTHORN/25 HOLLY/25 BLACKTHORN AS WHIPS

1.800 HIGH CLOSE BOARDED FENCE BETWEEN REAR PLOTS / 1.200 HIGH BETWEEN FRONTAGE PLOTS

ACCESS TRACE TO FIELD - crushed stone



ORIGINAL APPLE VAR, FULL SIZED TREES IN A GROUP OF THREE TO EACH PLOT
 ELECTRICITY POLES TO BE REPOSITIONED (to be under separate application by Western Power)

REVISIONS:
 A DEC 2021 CAR PARKING ARRANGEMENTS SHOWN AND GARAGE TO PLOT 1 AMENDED
 B FEB 2022 VEHICULAR ACCESS TO PLOT 1 AMENDED TO ACCORD WITH OUTLINE CONSENT AND NOTE ADDED TO REAR OF PLOTS HEDGE PLANTING

Temp. datum 100.00
 C/L PROPOSED ACCESS
 C/L EXISTING ACCESS
 DRAWING NO. BA1W 10 SITE PLAN AS PROPOSED 1:200 SCALE AT A3
 PROPOSED RESIDENTIAL DEVELOPMENT AT THE EASTERN END OF MILL LANE WETLEY ROCKS, STAFFORDSHIRE ST9 0BH