

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**20<sup>th</sup> April 2023**

<b>Application No:</b>	SMD/2023/0061	
<b>Location</b>	[adjacent to] South View, 68 The Green, Cheadle	
<b>Proposal</b>	Variation of conditions 1 and 2 relating to SMD/2021/0416	
<b>Applicant</b>	Mr Mark Lease, Mark Lease Builder Limited	
<b>Agent</b>	Hewitt and Carr, Architects	
<b>Parish/ward</b>	Cheadle / Cheadle West	<b>Date registered</b> 31 <sup>st</sup> January 2023
<b>If you have a question about this report please contact:</b> Arne Swithenbank tel: 01538 395578 or e-mail <a href="mailto:arne.swithenbank@staffs Moorlands.gov.uk">arne.swithenbank@staffs Moorlands.gov.uk</a>		

## **REFERRAL**

The application is a Full Minor and is referred to Committee due to comments having been received from Cllr Ellis who owns the adjacent no.66.

### **1. SUMMARY OF RECOMMENDATION**

**APPROVE – subject to conditions**

### **2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The site is part of land formerly within the grounds to the side of South View at 68 The Green which is now separately owned and occupied as a detached dwelling. The application site occupies a space between South View and number 66 The Green. Outline approval was granted for a single dwelling under reference SMD/2019/0671. Reserved Matters approval was granted under reference SMD/2021/0416. Access to the site is directly from the road frontage of The Green (A521).
- 2.2 The approved drawings listed in the decision notice are:  
AL(0) 20 D (revised proposal site plan)  
AL(0) 21 C (revised proposal floor plans and elevations)  
AL(0) 22 A (layout and landscaping)
- 2.3 External material finishes approved are:  
Facing brick work: Forterra Hampton Rural Blend.  
Roof: Marley Ashmore double plain concrete roof tiles.

### **3. DESCRIPTION OF THE PROPOSAL**

- 3.1 The application now seeks to vary the conditions to remove the proposed chimney from the scheme and change the proposed roof tile. The agent has referred to an adjustment also being proposed to the intended finished floor level – in order to facilitate drainage – but this is not apparent from the plans and clarification is being sought.
- 3.2 Condition 1 – vary the condition to swap the approved drawing 01080 AL(0)21C with 01257 AL(0)04.
- 3.3 Condition 2 – vary the condition to change the wording from "the roofing materials shall be Marley Ashmore double plain concrete roof tiles" to "the roofing materials shall be Forticrete slate grey plain concrete roof tiles".
- 3.4 Consideration of the Reserved Matters involved a series of amendments so that the plans finally approved differed significantly from those first submitted.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 SMD/2019/0671 – Outline proposed change of use of part single residential plot into building plot with access alterations to existing – approved
- 4.2 SMD/2021/0416 – approval of reserved matters following outline approval SMD/2019/0671 – approved

### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

- 5.1 The development plan comprises the adopted Staffordshire Moorlands Local Plan Document SPD/SPG and supporting evidence documents.

#### **Local Plan (adopted 9<sup>th</sup> September 2020)**

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS5 Cheadle Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

#### **National Planning Policy Framework February 2019**

Paragraph(s) 1 – 14;  
Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – 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)

## **6. CONSULTATIONS CARRIED OUT**

### **Public**

- 6.1 Neighbour consultations x 2 issued for response by 22<sup>nd</sup> February 2023. Site notice posted for responses by 6<sup>th</sup> March 2023.
- 6.2 From the owner / occupier of South View at 68 The Green:
- this application is not mine and neither does it relate to my property. This land was sold by the previous owner prior to me purchasing my property.
  - concern that light to the kitchen window could be affected.
- 6.3 From the owner / occupier of 66 The Green:
- adverse impacts on daylight for the occupiers of both 66 and 68 The Green
  - original scheme was set back with parking at the front
  - now parking would be to the rear and this will lead to on-street parking for convenience [NB this proposal has been superseded (Case Officer)]
  - the proposal to set the building forward would remove any possibility of sunlight and would vastly reduce natural daylight to windows including a kitchen window to no. 66.
  - windows of no.66 protected in the current approved layout would both be obscured in the forward re-positioning
  - the elevation affected receives southerly light and would be heavily adversely affected
  - moving the development forward would impact the bathroom and kitchen window daylight for my neighbours at 68 too
  - I also don't like the proposed change to the materials. These should have been approved as Staffordshire Blue tiles for the roof in line with the local vernacular.

### **Parish Council**

- 6.4 Cheadle Town Council – confirmed does not object.

### **Staffordshire County Council Highways**

- 6.5 Application is to vary conditions on SMD/2021/0416 to remove a chimney and change type of roof tile. This variation will not affect the highway.

## **7 POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE**

### **Policy Context**

- 7.1 In its general approach, in accordance with policy SS1, 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.
- 7.2 The Development Plan for the Staffordshire Moorlands District Council consists of the adopted Staffordshire Moorlands Local Plan Document (September 2020) 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'; the adopted Design Guide (2018) a Supplementary Planning Document and the Council's Local Plan Supporting Evidence Document: Landscape and Settlement Character Assessment (2008).
- 7.3 Development boundary mapping has now been adopted in accordance with the new Local Plan (September 2020). The Local Plan places Cellarhead as being part of a defined 'larger village' named as Werrington and Cellarhead. However, the drawn and adopted development boundary finishes against the west side of Leek Road (A520) some 150m north west from the application site. This application site is outside of the designated 'larger village' development boundary and in the Green Belt.

### **Principle of Development and Main Issues**

- 7.4 The acceptability of this development in principle and its compliance with policy has been established with the granting of the earlier consent SMD/2021/0416. The proposed changes to the roof tile material, removal of a chimney and change in levels are all considered below under design.
- 7.5 The concerns raised in the public representations about re-positioning of the development forward within the plot relate to the plans as first submitted under reserved matters SMD/2021/0416. These plans were superseded to again set the building further back in a position closely comparable to the indicative layout which accompanied the Outline application. The variation in the conditions as now proposed would not change the position of the dwelling within the plot from that of the approved scheme.

## **Design /Amenity**

- 7.6 The chimney in the approved scheme is formed by an external build-out to the westerly side elevation gable alongside no. 68. The Council's adopted Design Guide (2018) refers briefly to chimneys as follows. At 3.4 it is noted that chimneys can contribute to the 'rhythm' of the roof scape in settlements. At 7.1 it is commented that chimneys (along with other details such as windows and doors) "have an importance that belies their size", add interest and draw the eye's attention. Traditionally (except in very old properties) chimneys are not formed as build outs but are internal with just the roof top stack and pots visible. The adjacent red brick and clay tile properties at 66 and 68 The Green have internal chimneys with prominent brick stacks and pots which do contribute to the street scene. There is not found to be a particular design case however for the retention of the chimney in this scheme – perhaps because of the setting back from the road – and the amendment can be accepted.
- 7.7 The approved roof tile is specified as Marley Ashmore double plain concrete and this is proposed now to be Forticrete slate grey plain concrete tile. There is not found to be an especially noticeable difference between these two tile types and therefore the variation can be accepted. The criticism in the public comments that the approved roof tile should have been a Staffordshire clay tile to match the existing adjacent traditional dwellings must be noted. The approved new dwelling however, although a traditionally derived design form, is a more obviously modern building. Furthermore, the Marley Ashmore, whilst an interlocking concrete tile has the appearance, when laid, of a pair of traditional plain tiles. The Forticrete tile now proposed, is similar in proportions, profile and colour to a traditional plain tile but is of concrete rather than clay. Given that this is not a sensitive location such as a conservation area, or within the setting a listed building and in view of the other factors discussed above, it has been judged that the proposed concrete plain tile would not look out of place. Again the setting back of the building relative to the more traditional existing adjacent properties at nos 66 and 68 may assist.

## **Highways**

- 7.8 No new issues – conditions as in the approved scheme.

## **Other Matters**

- 7.9 The approved finished floor level in drawing AL20 D is given as 157.35m and this height is quoted in drawing AL 04 and therefore appears not to raise any new issue.

## **8. Conclusion and Planning Balance**

- 8.1 As minor changes to a previously approved scheme the application is found acceptable and in accordance with the relevant development plan policies as set out above. Accordingly the application is recommended for approval subject to the amended conditions as set out in detail below.

## **9 RECOMMENDATION**

### **A. Approve subject to the following conditions:**

**1. 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:**

**AL 20 D**

**AL 04**

**AL 22 A**

**2. The external facing walls shall be finished in brick using Forterra Hampton Rural Blend and the roofing materials shall be Forticrete slate grey plain concrete roof tiles and there shall be no variation in these materials without the prior consent in writing of the Local Planning Authority.**

**Reason: To ensure that the works harmonise with the adjacent existing development.**

**3. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 01080 AL(0)20 D. Those areas shall thereafter be maintained free from obstruction for the purposes of parking and turning of vehicles.**

**Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.**

**4. The development hereby permitted shall not be brought into use until the visibility splays shown on plans 01080 AL(0)20 D have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.**

**Reason: To comply with NPPF Paragraph 111; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.**

**5. Notwithstanding the submitted details and condition 1 above the boundary fence proposed on the south west boundary from a point forward (south) of a point aligned with the north side edge of the existing facing kitchen window of the adjacent dwelling at 68 The Green shall be not higher than 1.2m and shall not exceed this height for the life of the development unless otherwise agreed in writing with the Local Planning Authority.**

**Reason: In the interests of protecting the living conditions of the occupiers of South View at 68 The Green with particular regard to the facing window being a principal window serving a kitchen.**

**6. Notwithstanding the submitted details and condition 1 above no fencing or gates forward of the front elevation of the dwelling and aligned parallel with the road known as The Green shall be taller than 1.2m unless otherwise agreed in writing with the Local Planning Authority.**

**Reason: In the interests of the appearance of the development and the street scene.**

8. Subject to the above conditions the landscaping details shown in drawing 01080 AL(0)20 D hereby approved shall be completed by the end of the first available planting season November to March following the substantial completion of the development or its first coming into use whichever is the earlier.

Reason: In the interests of the appearance of the completed development.

9. This notice of approval of reserved matters shall only relate to outline planning permission SMD/2019/0671.

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

### Informatives

1. Attention is drawn to the requirements of The Party Wall Etc Act 1996 in relation to development close to the boundary of the application site.

2. Coal Mining Low Risk Development Area - Standing Advice: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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

## 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=168165>

## 10.2 Land at [adjacent to] 68 The Green, Cheadle – location plan

