

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

10th August 2023

Application No:	SMD/2023/0051	
Location	Wood Lane View, Hollington Road, Winnothdale	
Proposal	Proposed new dwelling (designed specifically to meet the needs of the applicant and assist independent disabled living)	
Applicant	Mr R Sampson	
Agent	Nigel Forrester Building Design Services / Rob Duncan	
Parish/ward	Cheadle / Cheadle South East	Date registered 26 th January 2023
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffs Moorlands.gov.uk		

REFERRAL

The application is a Full – Minor and is referred to Committee as a departure from the Local Plan

1. SUMMARY OF RECOMMENDATION

Approve

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site is a relatively secluded small field in a very rural location with strong hedgerow boundaries including mature native trees. Public road is a narrow single-track lane with high hedged banks. [NB – it appears from SCC Highway comments that this is regarded by HA as a private access track]. Near neighbours are Woodlands Farm within 50m to the SE and Chapel Farm within 100m to the SW. The applicant's current home is Wood Lane View within 100m due west. Rose Cottage Farm overlooks from c. 100m to the north. There is a recently constructed modern store shed alongside to the east in the neighbour's land. This appears to be recent and without planning consent.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 In essence this is a proposed new dwelling in the countryside. The application is made on the basis of the applicant's specific needs in order to achieve assisted independent disabled living.

- 3.2 It would be a single storey dwelling with dual pitched roof to ridge height 5.8m. It would have a linear form and the design form could be said to be traditionally derived. Materials are proposed to be local natural stone for the walls and 'Staffordshire Blue Plain Tiles' for the roofing. The dwelling would be c. 16.6m x 8.5m and attached in extension to it at the southern end, again under dual pitched roof but to a lesser width and roof set down to c. 5.2m high, would be a two-car open fronted timber framed garage.
- 3.3 Access would involve a new drive to be cut from the lane through the hedge and between trees.
- 3.4 The application is accompanied by a Planning Statement and Arboricultural Report. Also accompanying the Planning Statement but held as a confidential background document on file is a copy of the applicant's Statement of Entitlement to Personal Independence Payment (PIP) from the Department for Works and Pensions (4th November 2022).
- 3.5 Pre-application advice was provided at 5th July 2022.

4. RELEVANT PLANNING HISTORY

- 4.1 None specific to the application land.
- 4.2 Wood Lane View (the applicant's home) was a replacement dwelling built following a 2005 consent: 05/00846/FUL [SMD/2005/0467].
- 4.3 05/01434/FUL [SMD/2005/1396] Erection of garage and garden store (at Wood Lane View) – approved.
- 4.4 SMD/2015/0501 – Rear extension to dwelling to provide disabled facilities – approved – built.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Rural Areas Area Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- 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 The last consultation expiry date was 7th March 2023 and site notice publicity ran until 6th March 2023. A total of five neighbouring dwellings were notified directly by letter.
- 6.2 No public representations have been received.

Cheadle Town Council

- 6.3 No objections and support the application in principle.

Environmental Health

- 6.4 No objections raised. Various recommended conditions of a general nature. Notes a medium sized stand-alone wind turbine approx. 350m away from the development site. There is no predicted adverse impact on amenity from turbine noise due to distance attenuation.

SCC Highways

- 6.5 No objections raised. Red line does not connect to the public highway. Site is accessed off private access tracks. Proposal will not have a severe impact on the highway.

Severn Trent Water

- 6.6 Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Principle of Development and Main Issues

- 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 Local Plan shall be approved without delay, unless material considerations indicate otherwise.
- 7.2 The main issues to consider with this application are:
- Principle of a new dwelling in the open countryside
 - Design
 - Impact on character and appearance of the location
 - Relationship to / impact on existing nearby dwellings
 - Highways / highway safety
 - Impact on trees, hedgerows and biodiversity / protected species
- 7.3 In principle the development of new isolated homes in the countryside is not supported unless found to be met by one of a series of certain exceptions that are provided for.
- 7.4 Policy SS10 for the rural areas is that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.
- 7.5 It should also be noted that SS10(3) is to Enhance and conserve the quality of the countryside by [first point]:
- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.*
- 7.6 Although SS10 does provide scope for allowing 'rural exceptions housing' subject to being in accordance with Policies H1 and /or H3, the 'exceptions' covered are understood in Planning to be those occasioned by the rural location. None of these extend to cover the provision of disabled persons accommodation.
- 7.7 H1(3) together with a series of added provisos (a) to (e) states that:

All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision.

- 7.8 H1(5) says that in the other rural areas in the open countryside, only certain forms of housing development will be permitted. This references essential local need at H1(5)(b) as follows:

A new dwelling that meets an essential local need, such as accommodation for an agricultural, forestry or other rural enterprise worker, where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere.

- 7.9 However, the NPPF at paragraphs 78 to 80 considers 'Rural Housing' and at paragraph 80 states that planning decisions should avoid the development of isolated homes in the countryside unless one or more of only certain listed circumstances (a) to (e) apply. None of these would cover the applicant's circumstances here. Although the first of these (a) refers to 'essential need', it is apparent that in the NPPF the exception is 'exclusive' to rural worker.

- 7.10 The Local Plan pre-ambule to Policy H1 opens by saying:

Policy H 1 seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from changes in population structure, including special needs of an ageing population, and promotes higher quality, more sustainable housing design and layout. It is proposed to address this through a range of measures and requirements. In tackling these issues the proposed policy approach will be contributing towards the delivery of not only local priorities but also national housing agendas.

- 7.11 At 7.49 of the pre-ambule it states:

Housing for special groups will also be needed to meet the future increase in elderly persons across the District and the needs of those with a learning or physical disability – this may be in the form of sheltered housing, extra care homes or supported housing.

- 7.12 Then at 7.53 it is stated:

It is essential that all applications for planning permission for new dwellings in the countryside are scrutinised thoroughly to avoid new isolated homes in the countryside unless there are special circumstances in accordance with Government guidance. In the case of occupational dwellings the proposal will be required to meet functional and financial tests to demonstrate the essential need for a rural worker to live permanently at or near their place of work in the countryside.

- 7.13 National Planning Practice Guidance (PPG) considers housing needs of disabled people at 002 Reference ID: 63-002-20190626:

The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or un-adapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs throughout their lifetime.

- 7.14 As noted by the agent in his supporting statement at 5.7, the PPG at 008 Reference ID: 63-008-20190626 says:

Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.

Accessible and adaptable housing will provide safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens within the home. Wheelchair user dwellings include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.

- 7.15 This lends weight in support of purpose-built development as being more effective than adapting pre-existing homes.

- 7.16 Fundamentally however none of the exceptions set out in the Local Plan or the NPPF, extend to cover disabled persons accommodation. The applicant acknowledges through his agent that:

The submitted proposal is acknowledged to derive conflict with the provisions of policies SS10 and H1 of the Local Plan, but it is submitted that other material considerations exist to clearly outweigh that conflict, in particular the need to provide an appropriate type of accommodation to meet the applicant's specific medical needs, in circumstances where there is no alternative accommodation available.

- 7.17 Consequently, there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined "*in accordance with the plan unless material considerations indicate otherwise*".

- 7.18 The applicant has argued that there are very exceptional personal circumstances associated with this proposal, which are a material consideration to outweigh the policy objection. Namely, the fact that he is

unable to obtain suitable accommodation by utilising a suitably adapted existing property elsewhere within the District or by constructing a purpose built dwelling within the settlement boundary of of the District's Settlements.

- 7.19 Ministerial advice relating to the extent to which public opinion or personal pleading may be a material consideration was previously mainly to be found in "The Planning System: General Principles", which accompanied Planning Policy Statement 1 (April 2005). Para. 21 stated that exceptionally the personal circumstances of an occupier, personal hardship, or the difficulties of businesses which are of value to the welfare of the local community, may be material to the consideration of a planning application. It is noted that in such circumstances a permission may be made subject to a condition that it is personal to the applicant. However, the guidance warned that such arguments will seldom outweigh more general planning considerations, which would include the strong presumption against new residential development in the open countryside. That guidance, however, has now since been deleted following the adoption of the NPPF, which contains no equivalent advice.
- 7.20 This issue of the extent to which personal circumstances, in the form of a severe disability could outweigh established planning policies was considered at a Public Inquiry in 2006, relating to a very similar case, at Mill Run, in the former Congleton Borough. In this case the applicant's daughter's disability and housing needs were considered to be a material consideration, which had to be weighed in the balance against the planning policy presumption against residential development in the Open Countryside. However, in order to determine the weight to be given to those personal circumstances it was necessary to examine the reasonableness of the housing needs which were claimed by the Appellants and the criteria and the efforts employed by them to find suitable accommodation elsewhere.
- 7.21 The Appeal turned on whether the features of the proposed dwelling proposed by the Appellants were "essential" or "desirable" for their disabled daughter. Having considered this issue the inspector determined that, having regard to grants and other assistance which were available to help the family to adapt a dwelling, the needs of the disabled person could be adequately met by an existing property. This Appeal Decision provides a useful starting point for the assessment of the application.
- 7.22 The LPA in its pre-application advice recommended that in order to make a planning case based on the applicant's needs a series of points should be addressed. These are repeated below together with the agent's responses given in the submitted Planning Statement accompanying this application together now with the LPA's assessment.
- 1) What are your "essential" accommodation requirements (rather than those which are merely "desirable").
- 7.23 At 5.4 of the statement:
As a consequence of his injuries, the applicant requires wheelchair accessible accommodation, all on one level, with open plan living

space to aid movement by his wheelchair, along with a spacious bedroom that facilitates use by a wheelchair user. A wet room is also an essential requirement. A second bedroom is also required for a carer / family member to stay over as and when required. These are not desirable features... they are all essential in order for the applicant to continue living as independently as he can.

7.24 It is fair to conclude that the proposal dwelling is relatively modest. Whilst at 110m² gross internal floor area it does exceed the nationally described minimum space standard (70m² for a single storey two bedroom four person dwelling) there are no obviously desirable but non-essential elements. Given the applicant's high dependence upon a wheel chair the space provision in the layout seems understandable. For reference, the confidential background appendix (Department for Works and Pensions PIP) provides significant evidence on this point in the mobility assessment at the end of the second page.

7.25 The proposal includes a garage for two vehicles in a linked continuation of the building. The design is not excessive and is subordinate to the main dwelling so that its scale is kept to a reasonable minimum. To delete this element would only lead to cars standing in the open. The practical desirability of being able to transfer from car to wheel chair under shelter of roof cover could come close to seeming essential and in this location with this design there is no particular planning gain in omitting the garage.

2) Why your current dwelling cannot meet your "essential" requirements – including why it cannot be further adapted to do so.

7.26 On this the submitted planning statement comments:

5.5 It is a two storey dwellinghouse, with levels changes within, and whilst the applicant has made various adaptations to it, it is still not easily accessible, and there is no realistic scope for any further adaptations to be undertaken to make things easier. The first floor of the property, which comprises of four bedrooms and two bathrooms, is wholly inaccessible, and the internal height of the building means a lift cannot be installed to gain access to them.

5.6 The applicant's needs are expected to increase as he gets older, and it is simply not possible to incorporate any further adaptations into the existing building. The proposed new dwelling will be designed specifically to meet his needs, both in the short term, and into the future, and ensure that he is able to continue living as independently as possible. The alternative is that the applicant would need to go into a residential care environment, robbing him of his independence.

7.27 The LPA can also note the significant change in levels between the garage / drive way and the dwelling entrance. The likelihood of living there becoming harder with age is also a compelling point. It has been stated that a lift between floors cannot be incorporated due to first floor ceiling height and roof slope. The dwelling in fact seems to significantly exceed the applicant's

needs being described as a two storey 5-bedroom dwelling. Freeing up the dwelling for others would represent an improved and more efficient use of land and property.

(3) Why a suitable alternative property would not or could not be found or adapted from existing housing stock on the market in the area.

(4) Whether there are any other suitable sites available e.g. sites for sale with planning permission or available sites within existing settlements where planning policy would carry a presumption in favour of development.

- 7.28 These are discussed at 5.11 to 5.13 of the submitted planning statement. A review of sales particulars is said to have confirmed there are no bungalows available for sale or to let within the Winnothdale area, or within a 1-mile radius of the site meaning, they say, “There is consequently no alternative accommodation available within close proximity of the applicant’s existing support network to meet his requirements.” The application emphasises the support network the applicant has in his immediate neighbours: “His best friend lives next door and is the applicant’s lifeline, providing support as and when he needs it. There are also numerous other neighbours within the immediate vicinity who provide support to the applicant, and consequently it is imperative for the applicant to remain living in this area so he can continue to benefit from that established support network”. The applicant also envisages that his son and family would move into the existing dwelling and be a further source of on-hand support.
- 7.29 Finally the advice recommended the application to include: (5) Explanation as to reason for any limits on the geographic area of search. The emphasis in the submissions on the applicant’s support network established in the vicinity, having lived at Wood Lane View almost 20 years since 2004, suggests further very understandable reasoning to try to stay in the vicinity. It can also be noted that the 0.67 ha property (c.1.5 acres) allows the applicant to keep a number of animals including alpacas, poultry and several dogs. At 5.9 of the statement the animals are described as being “critical to his mental wellbeing, and the location for the dwelling has been chosen so that he can continue to look after them”.
- 7.30 It is therefore considered that the applicant has adequately demonstrated that there is no suitable alternative accommodation available in the vicinity that could meet the his requirements and that the only way in which his needs can be adequately catered for this through the construction of a new-build property adjacent to his existing house. Exceptionally, in this case, therefore, the applicants personal circumstances are considered to be a sufficient material consideration to outweigh the general presumption against new development in the open countryside as set out in the development plan.

Design

7.31 The design of the dwelling appears well proportioned, modest in scale and traditionally derived in its overall form and in using local natural stone for the walls and Staffordshire style roof tiles. There is modern expansive glazing to part of the west elevation but this is set back under the eaves and would not be obtrusive in the wider scene and setting. Also the building does not directly face the road but is aligned end-on which would make it less imposing in the immediate street scene. The mature trees and hedges to all sides of the paddock location further seclude the site.

Amenity

7.32 The proposal appears well thought out in terms of the applicant's needs and would seem to provide good living conditions. Noting the separation distances and relative orientations to neighbouring dwellings – there are no directly interfacing principal outlooks – there would not appear likely to be any conflicts with privacy or other aspects of the neighbour amenities.

Highway Safety

7.33 No highway safety issues are identified. Although not requested by the Highways Authority, presumably due to being some distance from the acknowledged public highway, it would be appropriate to attach a condition to require completion of the access, drive and turning space prior to first being occupied. The narrow access lane leads to at least two further un-related dwellings. Consideration also needs to be given to trees and hedgerows – see below.

Other matters

7.34 There are high quality mature trees in the roadside hedgerow which itself is a well-formed traditional hedge. The access drive would need to break through this boundary. Drawing THL-1091-3 in the submitted Arboricultural report by Tree Heritage shows how the driver access and the overall development can be constructed whilst retaining these important features. This should be addressed by condition.

7.35 In terms of biodiversity there are no special protections applying. Bird nesting informative should be attached. The location is not one to require Great Created Newt assessment.

7.36 As a single-storey dwelling of modest proportions in a secluded position it would not be unduly prominent or otherwise harmful to the wider landscape and setting. Indeed the area is to some extent characterised by scattered lone dwellings / former farm houses and the proposal is in concert with this pattern.

8. CONCLUSION AND PLANNING BALANCE

- 8.1 The proposal involves the erection of a new dwelling in the open countryside, which is contrary to established local plan policies. The bungalow is intended for occupation by the applicant, who is severely disabled. The Planning Acts state that development must be in accordance with the development plan unless material considerations indicate otherwise. Now deleted guidance within PPS1 stated that personal circumstances can be a material consideration, but will seldom be sufficient to outweigh established planning policies. No such equivalent advice is provided in the NPPF.
- 8.2 Previous appeal decisions have determined that the personal circumstances of disabled persons can be sufficient to outweigh local plan policies restricting new development in the open countryside, where it can be adequately demonstrated that the applicant's accommodation requirements are essential rather than merely desirable and that there are no suitable existing properties, or building plots in locations which were compliant with planning policy, which could fulfil those essential requirements.
- 8.3 As noted above, in consideration of the principle of the development, notwithstanding the lack of policy support, there are further significant material considerations which are found to combine to represent a substantial body of reasoning that may be considered to materially outweigh the in-principle objection in this case. Given the development is only found acceptable owing to the particular and specific case put forward it follows that conditions should be attached to restrict occupancy on first completion to Mr. J. Richard Sampson, partner/spouse, family, dependents or carers only.
- 8.4 Although the Council cannot currently demonstrate a full housing supply for Local Plan purposes this of itself would not overcome the in-principle objection as the development is for just a single dwelling and any benefits including economic ones would be very minor compared to the overall scale of housing need as calculated for the District as a whole and would not offset the inappropriateness of the location in rural policy terms. In particular this is not a sustainable location in travel and transport terms being some 2.5km to 3.0km in route length to the centre of Tean.
- 8.5 In terms of design and all other considerations the scheme is found acceptable. Conditions should be attached to cover materials, layout plans and tree / hedgerow protection.
- 8.6 To make a recommendation contrary to policy and based on meeting the personal circumstances and needs of an individual should be wholly exceptional. The influencing factors here are the severity of the applicant's disability and that the applicant has made his home in Winnothdale since 2004 only sustaining his significant and highly restrictive injury in 2014. He is highly dependent upon and supported by his nearby neighbours and the small amount of land with the property serves for him to keep various animals which in turn

no doubt provide a life-sustaining supportive interest. Support for the proposal avoids the applicant being likely in time to have to up-root from this established home environment and instead allows him the prospect of continuing positive adaptation in the place he has settled.

- 8.7 Therefore, for the reasons stated above, exceptionally in this case, the personal circumstances of the applicant are considered to outweigh the provisions of Local Plan policy and the proposal is recommended for approval as a departure from the development plan subject to appropriate conditions

9. 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 including indicated levels as submitted in the application form and submitted specifications and as shown in drawings:**

Location Plan 22/660/03

Site plan 22/660/04

Floor plan 22/660/02

Elevations 22/660/01

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 use authentic natural stone for the walls to match the exterior stone facing walls of the 'host' dwelling at Wood Lane View and genuine clay Staffordshire blue tiles for the roofing 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 are appropriate to the location.

4. **Where stone is used in the exterior walls as shown in the plans of the dwelling hereby approved this shall be laid in even level courses with stones of even height in any one course and there shall be no variation without the prior consent in writing of the Local Planning Authority. 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.**

Reason: To ensure that the works harmonise with the existing development and are appropriate to the location.

5. **Before the commencement of development (including any site**

clearance, stripping, site establishment and formation of new temporary or permanent access driveway) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with the details shown on the Tree Protection Plan drawing THL-1091-3 contained in the applicant's submitted Arboricultural Report by Tree Heritage dated 8.11.2022 and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, 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 LPA.

Reason: In the interests of protecting during the development and thereafter retaining trees and hedgerows that are significant to the character, appearance and amenities of the area.

6. The development hereby permitted shall not be brought into use until the site layout and landscaping has been completed in accordance with the details shown in submitted drawing 22/660/04 hereby approved.

Reason: In the interests of the appearance of the completed development and the character and appearance of the area.

7. The development hereby permitted shall not be brought into use until the parking and turning area for the proposed development has been provided as detailed in submitted drawing 22/660/04 hereby approved. Those areas shall thereafter be retained unobstructed for the parking and turning of vehicles.

Reason: In the interests of the amenity of property occupiers sharing the public access lane serving the development.

8. At any time during and following the completion of the development all exterior lighting installations shall be erected only in accordance with the protocols contained in the Institute of Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014).

Reason: to minimise disturbance by artificial light to protected species including bats and minimise sky-glow across the site.

9. The first occupancy of the development on completion shall be restricted to the applicant Mr. J. Richard Sampson or his partner /spouse, family and dependents or carers only.

Reason: Approval of the development has only been granted in order in the first instance specifically to meet the personal needs of the applicant.

Informative

- 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.**

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=168084>

