

Supplementary Information

Agenda Item 8

Application Number 16/00485/FUL

Brook Farm, 4 Oakwood Lane, Acton

Since the agenda was prepared, further comments have been received from the following parties;

CAWP advise that there is limited information on the significance of this non-designated heritage asset but the Staffordshire Historic Farmsteads Survey (2009) identified the farmstead as a loose courtyard plan with working buildings to one side of the yard, probably late 18th or early 19th century and that it is characteristic of such farmsteads in North Staffordshire and makes a contribution to the landscape character of the area. In light of this and what appears to be a relatively altered building, the farmstead should be recorded and documented in accordance with County archaeological advice prior to any demolition.

The proposed new building bears little resemblance to the character and style of the existing farmstead and the Working Party would recommend the retention of any historic boundary walls, cobbled yards and landscape features which will help to soften the appearance of the proposed building within the landscape.

The Conservation & Design Officer indicates that the farmstead is a non-designated heritage asset, and as such paragraph 135 of the NPPF is relevant. As the application seeks demolition of the asset, a total loss of the asset is involved. This loss of the asset is regrettable, because whilst the asset is not formally designated it has some significance within the local landscape in terms of its scale and evolution. The proposed replacement building does not resemble the character of the surrounding environmental or building it replaces. At the least the farmstead should be recorded as recommended by county Archaeologist.

Your Officer's Comments

Whilst the comments received regret the loss of the building, the building itself has no statutory designation, and as such it not protected from demolition. Issues regarding the design are noted, however the proposal would fit into the landscape.

The period within which members of the public may comment upon this application does not finish until the 26th August. Accordingly the recommendation is amended to reflect this, so as to ensure that any further comments are considered by the Local Planning Authority before a final decision is made.

The RECOMMENDATION is amended so now to read as follows

- 1) Subject to the receipt of no representations by the 26th August raising concerns that cannot be addressed by conditions, that the Head of Planning be authorised to grant planning permission subject to the conditions indicated in the original agenda report**
- 2) That, in the event that representations are received by the 26th August raising concerns that cannot be addressed by conditions, the application be brought back to the following Planning Committee**