

ITEM 6 (ii) - ADDENDUM REPORT

Application Reference	DC/091344
Location:	Lower Cobden Edge Farm Whetmorhurst Lane Mellor Stockport SK6 5NZ
PROPOSAL:	Erection of 1 no. detached dwellinghouse with detached garage (Retrospective amendment to planning permission DC075688, to comprise addition of a basement and lowering of approved garage).
Type Of Application:	Full Application
Registration Date:	01/03/2024
Expiry Date:	26/04/2024 (Extension of Time Agreed)
Case Officer:	Mark Burgess
Applicant:	Mr and Mrs Waterfall
Agent:	Plan:8 Town Planning Ltd

UPDATE FOLLOWING RELEASE OF NEW NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2024

Members are required to note that a new version of the National Planning Policy Framework was released by the Government on the 12th December 2024. Therefore, this is now a material consideration in the consideration of this planning application, as it is yet to receive a final decision.

The main items of note from the new planning policy document in relation to this application are as follows :-

Green Belt

Former Para 152 stated – ‘*Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*’.

New para 153 states – ‘*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*’.

Housing Land Supply Position

Following the publication of the NPPF, the revised standard method and the latest Housing Delivery Test (HDT) outcomes, the housing land supply position for Stockport has now changed. For the purposes of decision-making, the Council now have 1.77 years of housing supply. It remains the case that para 11 d) of the revised National Planning Policy Framework should be applied when determining planning applications. Please see below how this figure has been calculated:

New 5 Year Housing Land Supply figure:

Local Housing Need (LHN): Standard method based on a mandated percentage increase over existing dwelling stock and average affordability ratio of past 5 years = 1,815 dwellings

Buffer of 20% applied to this as our Housing Delivery Target (HDT) figure is now at 54%

Supply of 3,847 against an annual need of 2,178 = 1.77 years

Updated Paragraph Numbers for the new NPPF

The relevant paragraphs in this case are now as follows:

Introduction: - Paras 1, 2,

Chapter 2: Achieving Sustainable Development – Paras 7, 8, 11, 12

Chapter 4: Decision-Making – Paras 39, 48

Chapter 5: Delivering a sufficient supply of homes - Paras 61, 64, 73, 78, 79

Chapter 8: Promoting healthy and safe communities – Para 104

Chapter 9: Promoting Sustainable Transport – Paras 110, 115, 116, 117, 118

Chapter 11: Making Effective Use of Land – Paras 124, 125, 129

Chapter 12: Achieving Well-Designed and Beautiful Places – Paras 131, 135, 136, 137, 139

Chapter 13: Protecting Green Belt Land – Paras 142, 153, 154

Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change – Paras 161, 164, 166, 182

Annex 1 : Implementation – Para 232

OVERALL PLANNING POLICY CONCLUSION

To conclude, having considered the proposed development against the revised National Planning Policy Framework (NPPF) policies outlined above, the proposal for which retrospective planning permission is sought remains to comprise inappropriate development within the Green Belt when assessed against the requirements of saved UDP policies GBA1.2 and GBA1.5 and Paragraph 154 of the NPPF. However, it is considered that the proposal would have no additional impact on the openness of the Green Belt from either a visual or spatial perspective than the previously approved development (Reference : DC075688) and, as identified by Paragraph 142 of the NPPF, *the essential characteristics of Green Belts are their openness and their permanence*. On this basis, it is considered that 'Very Special Circumstances', as required by (new) Paragraph 153 (former Paragraph 152) of the NPPF, exist to justify the harm to the Green Belt, by reason of inappropriateness and the approval of the application within the Green Belt as a departure from the Development Plan.