Form X (v)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR & MRS BROOKES
C/O SAMMONS ARCHITECTURAL LTD
10 CAWDRY BUILDINGS
FOUNTAIN STREET
LEEK, STAFFORDSHIRE
ST13 6J

Application Type: COU
Application No: SMD2020/0313
Date Received: 22-JUN-2020
Road No: A0053

Officer: Tracey Lunn
Date: 14-JUL-2020

Particulars of Development:
CHANGE OF USE OF GARAGE TO HOLIDAY ACCOMMODATION.

Location of Development:
HIGH VIEW, LEEK ROAD, LONGSDON, STAFFORDSHIRE, ST9 9QF

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

Site visit 10/07/2020

Personal Injury Collisions; Current records show there were no Personal Injury Collisions on Leek Road within 120 metres either side of the property access for the previous five years.

The property is located on Leek Road, an A classified road (A53), which has a speed limit of 40mph and the benefit of streetlights. The proposal is for the change of use from a garage to provide a one bedroomed holiday accommodation.

The proposals as per Drg. No 2019/2394/02 Rev.D will have 2 off highway parking spaces (2.4 x 4.8m each space) as in accordance with Staffordshire Moorlands emerging Parking Standards.
Turning facilities will also form part of the host property. The property is sited within a sustainable location and benefits from transport links. A parking space will be lost due to the conversion of the garage however there is ample off highway parking fronting the existing property.

It is considered the proposal will not cause an increase in trip generation and meets Staffordshire Moorlands emerging Parking Standards and therefore will not have a detrimental impact on the highway.

I have no objection (application number SMD2020/0313).

Commissioner for the Built County
on behalf of the County Council
as Highway Authority