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 P STIRK
LONG EDGE HOUSE
PINES LANE
BIDDULPH PARK
BIDDULPH, STAFFORDSHIRE
ST87SP

Application Type: COU
Application No: SMD2020/0292
Date Received: 16-JUN-2020
Road No: D1086

Officer: Tracey Lunn
Date: 14-JUL-2020

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

Location of Development:
LONG EDGE HOUSE, PINES LANE, BIDDULPH PARK, BIDDULPH, STAFFORDSHIRE, ST8 7SP

Acceptance

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

Site Visit – 10/07/2020

Current records show that there were not any Personal Injury Collisions on Pines Lane within 215 metres either side of the property's access with Pines Lane for the previous five years.

The proposal is for the change of use from an existing garage into holiday let accommodation. The existing garage will be converted into a 1 bedroomed holiday let.

Pines Lane is a D classified (Road No. D1086), single track road and has a speed limit of 60 mph.

Access to the proposed development will be via the existing access to Long Edge House, where the garage benefits from its own separate access route

The proposals as per Drg. No 9/74/03 will have 1 off highway parking space (2.4 x 4.8m space) as in accordance with Staffordshire Moorlands emerging Parking Standards.

Turning facilities will also form part of the property. A parking space will be lost due to the conversion of the garage however there is ample off highway parking within the curtilage of the site.

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 (SMD/2020/0292).

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