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 NIGEL ALLEN
MOORLANDS FARM
ELLASTONE ROAD
CAULDON LOW
STAFFORDSHIRE
ST10 3E

Application Type: Prior Notification Dwelling
Application No: SMD2020/0044/DET
Date Received: 27-AUG-2020
Road No: OFF C0003

Officer: Tracey Lunn
Date: 09-SEP-2020

Particulars of Development:
PRIOR APPROVAL FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO A DWELLINGHOUSE.

Location of Development:
MOORLANDS FARM ELLASTONE ROAD
CAULDON LOW

Acceptance

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

Site Visit Carried Out on 09/09/2020

Current records show that there were not any Personal Injury Collisions on Ellastone Road within 215 metres either side of the property access for the previous five years.

The proposal is for a change of use from an agricultural building (barn) to 2 x 2 bedroom dwellings. The site is off Ellastone Road (Road No. C0003) and has a 60mph speed limit. The existing track to Moorlands Farm will provide access to the proposed dwellings.

The submitted plan titled, Drawing No. MEC20 01 Site Location/Site Plan, shows proposed parking areas albeit not within the red outline. It is however considered the site (outlined in blue) has sufficient space to provide turning and parking for 4 vehicles in accordance with Staffordshire Moorlands emerging Parking Standards state; Detached/Semi Detached up to 3 bedrooms require 2 spaces (2.4 x 4.8m each space).

It is thought the proposal will not cause a significant increase in trip generation.

It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number DET/2020/0044).

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