

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

Applicant: MR Y HEALD
C/O AGENT

Application Type: COU

Officer: Tracey Lunn

Application No: SMD2021/0286

Date: 18-MAY-2021

Date Received: 29-APR-2021

Road No: D1098

Particulars of Development:

PROPOSED CHANGE OF USE OF FORMER RESERVOIR STRUCTURE TO A SINGLE DWELLING HOUSE

Location of Development:

FORMER SEVERN TRENT RESERVOIR TROUGHSTONES ROAD
BIDDULPH COMMON

Acceptance

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

1. Site Visit 13/05/2021
2. Personal Injury Collisions; Current records show that there were not any Personal Injury Collisions on Troughstones Road within 215 metres either side of the property access for the previous five years.
3. Background;
The site is located on Troughstones Road, a rural single track, D classification road (Road No. D1098) with a speed limit of 60 mph.
4. Description of Proposal;
Proposed Change of Use of former Reservoir structure to a single dwelling house.
5. Comment;
The proposal is to convert the redundant building into a 4-bedroom residential property. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors. The submitted Drawing 1437: 05 details 2 parking spaces however it is noted that there is sufficient parking for a property of this size within the curtilage of the site. It was observed that gates were installed and open inwards. It would appear the boundary wall has been repaired to the height of the existing/remaining wall, the proposed setts to the site access are not installed. Visibility from a point 2.4 metres rear of the highway to the north-west and south-east are restricted. The removal/cut back of the vegetation to the south-east and within land under the applicant's control would improve visibility. This is a historical access to the now redundant building, an increase in trip generation is to be expected.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2021/0286).

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

Please note that prior to works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to nmu@staffordshire.gov.uk)

Note to Planning Officer:

The installation of setts to the site access will require a permit to dig within the highway.
The removal/cut back of the vegetation will improve visibility to the south-east of the access.

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority