

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

Applicant: MR S MOSS
C/O AGENT
CONGLETON
CW123QQ

Application Type: COU

Officer: David Plant

Application No: SMD2021/0019/DET

Date: 15-JUN-2021

Date Received: 09-JUN-2021

Road No: D1073

Particulars of Development:

CHANGE OF USE OF AGRICULTURAL BUILDINGS TO 4 DWELLINGHOUSES (REVISED DRAWING RECEIVED 09/06/2021)

Location of Development:

WILLOWSHAW FARM CLOUDSIDE
CONGLETON

Conditional

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

- 1 The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2020-2545-06 C have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
- 2 The development hereby permitted shall not be brought into use until the access to the site has been constructed in accordance with the approved drawing 2020-2545-06C.
- 3 Before the proposed development is brought into use, the collection day bin store clear of the highway, shown on approved drawing 2020-2545-06 C shall be provided. The bin store area shall thereafter be retained as such for the life of the development.
- 4 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and material between the carriageway edge and the point where the access narrows to 4.2m in accordance with the approved plans. The surfacing shall thereafter be maintained and retained for the life of the development.
- 5 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 2020-2545-06 C. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

This response is based on revised drawing 2020-2545-06 C received 09/06/2021. This revised drawing addresses highway issues raised on previous response.

Parking in echelon to unit 2 and the proposed barn conversion (separate planning application) does provide additional space to the rear. Provision of the turning bay allows vehicles to turn. When the proposed barn conversion application is submitted, developer may wish to consider alignment of the boundary wall which may interfere with the westernmost bay.

There is a note on drawing 2020-2545 06 C 'Proposed Barn Conversion' to the south of the site. It is noted that this will form a separate planning application.

Developer may wish to consider visibility at the access for the existing farmhouse prior to submission of that planning application.

Site is not in a particularly sustainable location. However, it is an existing building albeit with significant work required to convert.

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