

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

Applicant: MR & MISS GEORGE & ZEGAR
LOWER WHITEMORE FARM
CONGLETON ROAD
BIDDULPH
CW123NF

Application Type: FULL

Officer: Tracey Lunn

Application No: SMD2021/0220

Date: 19-OCT-2021

Date Received: 14-MAY-2021

Road No: A0527

Particulars of Development:

PROPOSED REPLACEMENT DWELLING AND OUTBUILDINGS

Location of Development:

LOWER WHITEMORE FARM CONGLETON ROAD
BIDDULPH

Acceptance

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

Site Visit Carried Out on 27/05/2021

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions within 120 metres of the private access track's junction with Congleton Road for the previous five years.

Background;

The property is located on a private access track which serves Lower Whitemore Farm (application site) and Upper Whitemore Farm. The nearest adopted highway is Congleton Road; an A class road (Road No. A0527) with a speed limit of 40mph and is a primary route from Stoke on Trent to Congleton.

Description of Proposal;

Proposed replacement dwelling and outbuildings.

Comments on submitted information;

The proposal is for the replacement of the existing 4 bedroom detached dwelling (former farmhouse), outbuilding and workshop. The replacement dwelling will have 4 bedrooms, a replacement outbuilding to provide a gym/music room, store and WC, a proposed replacement workshop which will provide an office, kitchenette and WC and the refurbishment of an existing outbuilding for storage and garage.

The application form states there is parking for 6 vehicles on-site although parking and turning are not identified on submitted plans. However, it is considered that given the size and location of the property that parking, and vehicle manoeuvres will be managed within the site.

It is also noted that the proposal intends to redirect the driveway within the site, it would appear no changes are proposed to the current access arrangements onto the private access track.

Although there will be an increase in trips to the property accessing the track off/on A0527 it is considered the proposal will not cause a significant increase.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2021/0220).

Note to Planning Officer:

The access track to Lower Whitemore Farm is unadopted. The submitted plan does not show the boundary outline in red connecting to the adopted highway.

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