



Staffordshire County Council

Town and Country Planning Act, 1990

Development Management Procedure Order 2015

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

Application Type: COU

Applicant: MOSS,
WILLOWSHAW,
Cloudside,
CONGLETON, CW12 3QQ

Officer: David Plant

Our Reference: SMD20210041DET

District Reference: DET/2021/0041

Date Received: 04-Nov-2021

Date Responded: 18-Nov-2021

Particulars of Development:

Change of Use of Agricultural Buildings to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

Location of Development:

WILLOWSHAW, Willowshaw, Cloudside, CONGLETON CW12 3QQ

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Nov-2021

Conditions

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2020-2545-17 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 2020-2545-17.
3. Before the proposed development is brought into use, the collection day bin store clear of the highway, shown on approved drawing 2020-2545-17 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 2020-2545-17. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

6. Notwithstanding details of the stone wall submitted as part of the application, no part of any stone boundary wall shall be greater than 600mm in height above the adjacent parking area where the wall will be in a visibility splay.

REASONS

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to convert existing agricultural building into 2 dwellings. Previous application (DET/2021/0019) was to provide 4 dwellings.

There is a note on drawing 2020-2545 17 '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.

Current records show that there were no Personal Injury Collisions on Cloudside within 100m either side of the property access in the previous five years.