


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: Mr P Harvey, Mr C Barks
 PARK HOUSE,
 LEEK,
 ST13 7EY

Officer: David Plant

Our Reference: SMD20210046DET

District Reference: DET/2021/0046

Date Received: 14-Dec-2021

Date Responded: 17-Dec-2021

Particulars of Development:

Change of Use of Part of Existing Agricultural Buildings to Commercial Use (B8)

Location of Development:

PARK HOUSE, Park House, LEEK, ST13 7EY

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Dec-2021

CONDITION

1. Before the proposed development is brought into use, both access drives rear of the carriageway edge shall be surfaced and thereafter maintained in a bound material.

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 part of a barn to B8 use. The precise details of proposed use are not defined.

Drawings indicate two access points. Both are existing and both have good visibility onto A523 Ashbourne Road. Both access points would benefit from resurfacing.

Current records show that there was 1 personal injury collision (PIC) on A523 Ashbourne Road within 160metres either side of the accesses in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.