Form X (i)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Change of Use

Application Number: DET/2022/0009

Officer: T.Lunn

Date Received: 01/02/2022

Date: 11/02/2022

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

Location of Development: The Withering Farm, Cheadle Road, Alton

Conditional

Site Visit - 11/02/2022

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Cheadle Road within 215 metres of Withering Farm for the previous five years.

Background;
Withering Farm is located off Cheadle Road (Road No. B5032) a B classification road running from Cheadle to the village of Alton. Cheadle Road is subject to a 60-mph speed limit, there are no footways or streetlights.

Previous Applications;
DET/2021/0039 - Change of Use of agricultural buildings to one dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion. – Conditioned by the Highway Authority

SMD/2018/0648 - Retrospective consent for the erection of an agricultural building to house and feed livestock and store fodder – Approved by Staffordshire Moorlands District Council

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

Comments on Information submitted:
The existing agricultural building will be converted to provide a 2-bedroom property.

Access to the property will be via the existing drive to the farmhouse.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the

curtilage of the dwelling. It is intended to supply 2 x parking spaces as detailed on Drg. No. 5694 – 003 Rev A which is in accordance with the Parking Standards. Turning has not been specifically identified on the plan.

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

Before the proposed development is brought into use, adequate parking and turning shall be provided within the curtilage and thereafter retained for the life of the development.

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

NOTES TO PLANNING OFFICER Application is to convert an existing building on an existing farm using an existing access.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority