



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 & Mrs Cooper Wallbank Grange Farm, Ellastone Road,
Winkhill, ST13 7QY

Officer: Tracey Lunn

Our Reference: SMD20220015/DET

District Reference: DET/2022/0015

Date Received: 22-Feb-2022

Date Responded: 14-Mar-2022

Particulars of Development:

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

Location of Development:

Wallbank Grange Farm, Ellastone Road, Winkhill, Staffordshire

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Ellastone Road within 215 metres either side of Wallbank Grange Farm access for the previous five years.

Background;

The property is located on Ellastone Road a C classified road (Road No. C0003) with a speed limit of 60 mph. Ellastone Road is a rural road which connects primary routes Ashbourne Road (Road No. A0523) with Ash Tree Road (Road No. A0052).

Description of Proposal;

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

Comment;

The current agricultural building will be converted into a dwelling house and will provide a lounge, kitchen, utility and WC to the ground floor with 2 en-suite bedrooms above.

Parking;

Parking for 2 vehicles as detailed on submitted plan titled Site Plan/Block Plan is in accordance with Staffordshire Moorlands Parking Standards which 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.

Access;



Access to the proposed new dwelling will be via the existing private driveway to Wallbank Grange Farm off Ellastone Road. Visibility at the access is good. The proposal is considered not to cause a significant increase in trips.

The proposal will not have a detrimental impact on the highway and therefore I have no objection (application number DET/2022/0015)

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