



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: PRIOR NOTIFICATION
 DWELLING

Our Reference: SMD20220024DET

Applicant:

Mr & Mrs M Illingworth
 High Street, Ipstones, ST10 2LU

Officer: Tracey Lunn

District Reference: DET/2022/0024

Date Received: 12-May-2022

Date Responded: 26-May-2022

Particulars of Development:

Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Location of Development:

18, High Street, STOKE-ON-TRENT, ST10 2LU

Recommendation Summary: Acceptance

Site Visit Conducted on: 25-May-2022

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on High Street 50 metres of the property access for the previous five years.

Background;

The property is located on High Street, a B classified road (Road No. B5053), is subject to a 30-mph speed limit. High Street is a main route through the village of Ipstones and along this section there are footways on the south-east side and streetlights.

It was noted that a no waiting at any time parking restriction is on the north-west side of High Street, the south-east side is unrestricted.

There is a bus service to local towns (Leek and Cheadle) and a bus stop is within walking distance (approx. 100m).

Description of Proposal;

Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

Comments on Information Submitted;

The proposal is for a change of use from a commercial property to a 2-bedroom dwelling house. Previously the property was a blacksmith and more recently an art studio.

It is noted that no car parking spaces are to be provided for the property and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties of up to 3 bedrooms - 2 parking spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling.



However, the property is in the centre of Ipstones and within walking distance of shops, post office and transport links.

The previous commercial use generated traffic from commercial deliveries, the owner's vehicle and from customers visiting the studio. The change of use to residential may cause a reduction in trip generation, the commercial deliveries and customers visiting the studio will cease.

Given the property's location, and accessibility to nearby shops and transport links, I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (DET/2022/0024).

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