Form X

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

Applicant:
Mr Don Bagnall Dilhorne Road, Blakeley, Staffordshire, ST10 2PR

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220500

District Reference: SMD/2022/0500

Date Received: 21-Sep-2022

Date Responded: 06-Oct-2022

Particulars of Development:

Change of use from Agricultural storage building to single dwelling

Location of Development:

BIG SOUTHLOW FARM 43,Big Southlow Farm,Leek Road,WETLEY ROCKS,ST9 0AR

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Oct-2022

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Leek Road within 160 metres either side of the property access for the previous five years.

Background;
The building is located on Leek Road which is an A classified road (Road No. A520) with a speed limit of 30 mph and 50mph,benefits from a footway and street lighting. Safety cameras are installed on the A520.

There is a bus stop approximately 60m south of the site with a regular bus service to Leek.

Description of Proposal;
Change of use from Agricultural storage building to single dwelling.

Comments on Information submitted:
The proposal is for a change of use from an agricultural building,currently in use,into a 1-bed dwelling as detailed in the submitted Drawing Nr. 2206/09/02 and Application Form.

Access;
Access is an existing access to the agricultural building there are no modifications to the access proposed. However,it was noted at the site visit that the surface of the access rear of the highway is in poor condition and requires improvement. It was also noted the hedge from the access running in a northerly direction is overgrown and restricts driver's visibility. It would be beneficial if this hedge were cut back and regularly maintained.

Parking;

Staffordshire County Council

Parking and turning for 2 vehicles is proposed as detailed in the submitted Block Plan Drawing Nr. 2206/09/02. The proposal meets with the 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 within the curtilage of the dwelling.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

The development hereby permitted shall not be brought into use until the access rear of the public highway has been surfaced and thereafter maintained in a bound and porous surfacing for at least 5m rear of the highway or 7.5m (rear of the highway to the existing gates).

The development hereby permitted shall not be brought into use until the parking area for the proposed dwelling has been provided in accordance with the approved plans,surfaced and sustainably drained and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Policy; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
Works on or adjacent the adopted highway will require the relevant permit from our Traffic and Network Unit. A Permit to Dig may be required. Please email Staffordshire County Council Traffic and Network Unit for further details. trafficandnetwork@staffordshire.gov.uk

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway:
https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx .

Note to Planning Officer:
It was noted at the site visit that the hedge running in northernly direction from the site access is overgrown and restricting drivers' visibility it would be beneficial to the applicant to ensure the hedges are cut back and regularly maintained.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority