



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 S Edwards
 Biddulph Park Methodist Church,
 Biddulph Park Road,
 Biddulph,
 Staffordshire, ST8 7SJ

Application Type: COU

Officer: David Plant

Our Reference: SMD20220559

District Reference: SMD/2022/0559

Date Received: 26-Oct-2022

Date Responded: 15-Nov-2022

Particulars of Development:

Change of use from F1 (Church) to C3 (Dwelling) for personal occupation with proposed internal alterations

Location of Development:

Biddulph Park Methodist Church, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Nov-2022

NOTES TO PLANNING OFFICER

Application is to convert an existing former Methodist Chapel to a residential dwelling.

Site is located on a bend in Biddulph Park Road at the junction of Troughstones Road with Biddulph Park Road. Vehicles will be travelling at low speeds to negotiate the bend or the junction. Visibility at the junction of Troughstones Road is good. It is on the outside of the bend.

No parking is proposed for the conversion. However, there is no off street parking available for the existing use. On street parking is undesirable, although that had to happen while the building was a place of worship and would have to happen whatever use the building was put to. It is likely that less parking will be required for a residential use but that it will be required permanently rather than just when the church was open.

The building had no off street parking when it was a church and will still have no off street parking if it is converted to residential use.

There are three access doors to the Church. Main door opens onto the walled entrance area. Side door opens directly onto Troughstones Road. Rear door opens onto private area.

It would be preferable for the side door to be permanently closed in the interests of highway safety and of occupants of the building. However, it is noted that the door is existing and would have been in use when the church was in use.

The site is not in a sustainable location. However, again, the building is existing and had a previous use as a public building which would overall likely have a greater trip generation than residential use.

Current records show that there were no Personal Injury Collisions on Biddulph Park Road or Troughstones Road within 215 m either side of the property in the previous five years.

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