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 & Mrs A Evans Leek Road, Waterhouses, ST10 3LH

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20220538

District Reference: SMD/2022/0538

Date Received: 05-Dec-2022

Date Responded: 14-Dec-2022

Particulars of Development:
Change of use,ancillary accommodation over a garage into guest accommodation

Location of Development:
STONEY ROCK COTTAGE,Stoney Rock Cottage,Leek Road,STOKE-ON-TRENT,ST10 3LH

Recommendation Summary: Acceptance

Site Visit Conducted on:

Personal Injury Collisions;
Current records show that there were no Personal Injury Collisions on Common Lane within 215m either side of the property access in the previous five years.

Background;
The proposed holiday let will be accessed via the private driveway to Stoney Rock Cottage off Milkgate. Milkgate is a D classification road (Road No. D1132),it is subject to a 60mph speed limit,is a single-track rural road and does not have streetlights or footways.

The property is approximately 8.5 miles from Leek and Ashbourne is approximately 7 miles.

Description of Proposal;
Change of use,ancillary accommodation over a garage into guest accommodation.

Comments on Information submitted:
The proposal for the change of use from ancillary accommodation over a garage into 1-bedroom guest accommodation.

Access;
The access to the proposed holiday accommodation will be via the driveway off Milkgate. No amendments to the access are proposed.

Trip generation;
It is considered that the proposal,given it is for a 1-bedroom holiday let would not cause a significant increase of trips.

Parking;
Parking has not been identified on the submitted plans. However,The Design and Access Statement states,A dedicated space for the guest accommodation would be provided close to the gate entrance to the large field garden area,close to the bottom of the new stepped access. The application form states

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that parking for 5+ is available on site. It was noted at the site visit there is sufficient space to accommodate parking for Stoney Rock Cottage and the proposed holiday accommodation.

The proposal will not have a detrimental impact on the adopted highway. I therefore have no objection (application number SMD/2022/0538).

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