



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: FULL

Applicant:

Mr & Mrs S Horton Eaves Lane, Armshead, Staffordshire,
 ST2 8NA

Officer: Tracey Lunn

Our Reference: SMD20220467

District Reference: SMD/2022/0467

Date Received: 20-Dec-2022

Date Responded: 06-Jan-2023

Particulars of Development:

Change of use from livestock store, hay store and machinery building to residential dwelling.

Location of Development:

HORTON BARN, Horton Barn, Eaves Lane, ARMSHEAD, ST2 8NA

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Jan-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Eaves Lane within 215 metres either side of the property access for the previous five years.

Background;

The building is located on Eaves Lane, a D classified road (Road No. D1154) which is subject to a 60mph speed limit; there are no streetlights or footways.

Previous Application;

DET/2019/0019 – Proposed Change of use of Agricultural Building to a Dwellinghouse – Conditioned by the Highway Authority.

Description of Proposal;

Change of use from livestock store, hay store and machinery building to residential dwelling.

Comments on Information submitted:

The proposal is for a change of use from an agricultural building, currently in use, into a 4-bed dwelling as detailed in the submitted Drawing Nr. 5450 – 002 Rev A 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 that visibility to the east would benefit from improvement by maintenance of the hedgerow.

Parking;

Parking and turning is proposed as detailed on the submitted Site Layout Plan Drg Nr. 5450 - 014 Revision B. Individual bays of 2.4m x 4.8m have not been shown however having scaled the Site Layout Plan and observations made at the site visit it is considered there is sufficient parking and turning space to accommodate 3 vehicles. The proposal therefore meets with the Parking Standards which state

Detached/Semi-detached property of 4 bedrooms will require 3 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 drive rear of the public highway has been surfaced in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall be surfaced and thereafter maintained in accordance with the approved details.

The development hereby permitted shall not be brought into use until the parking and turning area for the proposed dwelling has been provided in accordance with drawing number 5450 – 014 Rev B 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:

The surface of the access rear of the highway is in poor condition and requires improvement to bring it up to residential standard hence condition.

It was noted at the site visit that all although the hedgerow is currently not in leaf visibility to the east would be restricted when the hedgerow is in full leaf, visibility could be improved by maintenance of the hedgerow.

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