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
Application Type: COU

Applicant:
Mr S Smallwood
Sandbach Road North,
Alsager,
Stoke on Trent

Officer: David Plant

Our Reference: SMD20230003DET

District Reference: DET/2023/0003

Date Received: 25-Jan-2023

Date Responded: 07-Feb-2023

Particulars of Development:
Change of use of an agricultural building to residential use including associated building works that are reasonably necessary to convert the building for use as a larger dwellinghouse.

Location of Development:
STANLEY FARM BUNGALOW, Stanley Farm Bungalow, MACCLESFIELD, SK11 0RU

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Feb-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until details of the 2.4m x 67m visibility splay to the north has been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use

2. The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved plan C545-3. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

3. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained 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 thereafter be surfaced in accordance with the approved details.

REASONS

ALL To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to convert an existng agricultural building to a dwelling.

Access to the site is existing. It has been surfaced but the material is breaking up, particularly adjacent to the carriageway. This would benefit from resurfacing for 5m rear of the carriageway edge.

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Access is gated with gates set back approx 6m.
Visibility to the south is acceptable due to the alignment of Beat Lane. To the north, visibility is constrained by the brow of a hill and a bend in the road. Visibility to the north can be improved by the cutting back of vegetation between a height of 600mm and 2m above the adjacent carriageway lavel to create a visibility envelope. This will require cutting back of vegetation and trimmimg of low tree branches, but not the removal of any trees.

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

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