Tittesworth Parish Council

c/o Underbank
Thorncliffe
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Ben Hurst
Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
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ST13 6HQ

5 February 2023

Dear Mr Hurst

Planning Application SMD/2023/0018

Methodist Church, Ankors Lane, Thorncliffe. Application for change of use from chapel (use class D1) and conversion to residential dwelling (use class C3) of the existing building, The conversion includes the renovation of the building into a 2 bedroom home used for holiday let.

This application was discussed at the recent Parish Council meeting. The outcome of the discussion is that although the council does not have any objections in principle to the conversion of the chapel there are a number of concerns, set out below, that mean the council cannot support the application in its current form.

The concerns are as follows.

Off-road parking

It is essential that off-road parking is provided however the applicant acknowledges that this is not possible within the site. The applicant appears to be assuming that it will be possible to use a piece of land adjacent to the site for parking. The concerns are that, at the time of writing, the ownership of the land is not known apart from it is not owned by the applicant. If, as is likely, that it is owned by a local authority then the council believes it would be wrong for a private individual to appropriate public land for their own exclusive benefit. This is particularly true for this plot of land as it has historical significance for the parish and the parish has the aspiration to turn it into a welcoming public place with seating. It is only the indeterminate ownership that has prevented this happening.

Sewage Treatment Plant

It is our understanding that most manufacturers of sewage treatment plants have a strong recommendation that they be installed at least 7 metres from the nearest habitable part of a dwelling. This is not possible with this site.

Drainage

The plot of land adjacent to the site which the applicant wishes to use for parking has also been noted as the place for the outflow of the sewage treatment plant. Currently the site takes the flow from the fields above which then flows under the road. The gullies struggle to cope with the current flow and the site regularly floods onto the road. The concern is that any additional load on the gullies will exacerbate the situation to the detriment of road safety and will create drainage problems for the fields above.

Privacy

The creation and use of the roof terrace creates potential privacy issues for the neighbouring properties.

Due to the concerns set out above this application should be refused.

Yours sincerely

A.W. Howard
Clerk to Tittesworth Parish Council