



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 Tester C/O Hewitt & Carr Architects, ST10 1JE

Officer: Tracey Lunn

Our Reference: SMD20230094

District Reference: SMD/2023/0094

Date Received: 28-Feb-2023

Date Responded: 20-Mar-2023

Particulars of Development:

Change of use from C1 (Hotel) to C3 (Dwelling)

Location of Development:

The Laurels Star Bank Oakamoor

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Mar-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Star Bank within 43 metres of the property for the previous five years.

Background;

The property is located on Star Bank (Road No. B5417). Star Bank is a B classified, road which is subject to a 30mph speed limit and has streetlights. The property is accessed via a private drive approximately 35 metres from the adopted highway (Star Bank).

Description of Proposal;

Change of use from C1 (Hotel) to C3 (Dwelling).

Comment;

This application is for a change of use from a hotel (Class C1) to a residential dwelling (Class C3). No building works are proposed, and the building will retain its current 8 bedrooms.

No changes to the current access and parking arrangements are proposed. It is considered there will be a reduction in trips given the proposed change of use from an 8-bedroom hotel to a residential property.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2023/0094).

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