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 Ian B Murray D B & H Murray Ltd 56A, High Street, Biddulph, ST8 6AR

Application Type: PRIOR APPROVAL

Officer: Tracey Lunn

Our Reference: SMD20230023

District Reference: DET/2023/0023

Date Received: 26-Jul-2023

Date Responded: 09-Aug-2023

Particulars of Development:
Application to determine if prior approval is required for a proposed change of use from office to residential flat

Location of Development:
56A High Street,Biddulph

Recommendation Summary: Acceptance

Site Visit Conducted on: 07-Aug-2023

Personal Injury Collisions;
Current records show there were no Personal Injury Collisions on High Street/South View within 50 metres of the property from 31st December 2015 to 31st December 2020.

Background;
The property is located on High Street (Road No. C0005) at its junction with South View (Road No. D1279). High Street is a main route through Biddulph Town Centre,it is a C classified road,is subject to a 30mph speed limit and benefits from streetlights and footways. It is noted there is a no waiting at any time restriction on High Street and South View.

The area is a mix of commercial and residential properties.

Description of Proposal;
Application to determine if prior approval is required for a proposed change of use from office to residential flat.

Comment;
The proposal is for a change of use from an office to a 2-bedroom residential flat. The Application form states the 1st floor office was previously (pre-1980) a residential flat. The ground floor of the property is to remain for commercial use. It is noted that no car parking spaces are to be provided for the property and there is no sufficient land within the site to provide any. Staffordshire Moorlands Parking Standards require for properties up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of the dwelling. However,the property is in a prime location and within proximity of Biddulph Town Centre where residents can access public amenities,shops,cafes,and restaurants. Access to public transport and carparks are also within walking distance.

Therefore,given the property's central (sustainable) location,its accessibility to nearby services and facilities,which include good public transport links,I do not believe the lack of car parking provision is a material consideration for this application and therefore have no objection (application number DET/2023/0023).

Staffordshire County Council

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