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:
Sarah Davenport Barnfields Lane, Whiston, Stoke-on-Trent, ST10 2DG

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230406

District Reference: SMD/2023/0406

Date Received: 21-Aug-2023

Date Responded: 04-Sep-2023

Particulars of Development:
Alterations to redundant farm buildings to convert to a holiday let.

Location of Development:
ASHBOURNE ROAD Fairview Farm,Ashbourne Road,STOKE-ON-TRENT,ST10 2HU

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Aug-2023

Personal Injury Collisions;
Current records show that there were not any Personal Injury Collisions on Ashbourne Road within 215 metres either side of the property's access from 01/01/2019 to 31/12/2021.

Background;
Ashbourne Road is an A classified (Road No. A0052),which is subject to a speed limit of 60 mph. It is a primary route connecting Stoke on Trent to Ashbourne.

To the west of the site,approximately 0.6 mile,is the centre of Whiston village. There are local tourist attractions,Alton Towers (approx. 5 miles),Cheadle (approx. 5 miles),Ashbourne (approx. 10 miles) and Leek (approx. 10 miles). There are public rights of way within the locality.

Description of Proposal;
Alterations to redundant farm buildings to convert to a holiday let.

Comments on Submitted Information;
The proposal is for the conversion of the redundant farm buildings into a 2-bedroom holiday let.

Access to the proposed holiday let will be via the current access to Fair View Farm.

The Block Plan submitted with the application (Drawing No. 2202/12/01) provides details of 2 off highway parking spaces and meets with Staffordshire Moorlands Parking Standards.

It is considered the proposal will not cause a significant increase in trip generation and therefore will not have a detrimental impact on the highway.

I have no objection (SMD/2023/0406)

Staffordshire County Council

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