



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: FULL

Applicant:

S Cook Little Rock Equine Vets Ltd, Endon, Staffordshire,
 ST9 9DD

Officer: Tracey Lunn

Our Reference: SMD20230509

District Reference: SMD/2023/0509

Date Received: 23-Oct-2023

Date Responded: 10-Nov-2023

Particulars of Development:

Detached outbuilding for office use

Location of Development:

LANE ENDS HOUSE, Lane Ends House, Clay Lake, STOKE-ON-TRENT, ST9 9DD

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Oct-2023

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Clay Lake within 43 metres of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Clay Lake (Road No. B5051), a B classified road which is subject to a speed limit of 30 mph, there are footways on both sides and streetlights.

There is a bus stop fronting the property with a regular service between Hanley and Endon.

Description of Proposal;

Detached outbuilding for office use.

Comment;

The proposal is for the construction a detached building within the existing domestic curtilage of Lane Ends House. The proposed building will provide office space that is required for the applicant's equine vets practice which has been in operation from the applicant's home for the last 3 years (October 2020). The building will measure 6.4m x 4m (internal dimensions) with a total internal floor space of 25.6m².

The Application Form states existing full time employees 3, proposed to remain the same at 3 employees, the existing part time employees 5, proposed to remain the same at 5 employees, a total full time equivalent of 5.85 employees. The Planning, Design and Access Statement (under paragraph 3.0 Proposal) states; The practice now has 8 members of staff (4 part time and 4 full time).

The Planning, Design and Access Statement states the office is manned by two part time staff, vets will arrive and leave at staggered times and there will generally be no more than 3 people on site at any given time. Deliveries of medicines and supplies are usually limited to a daily delivery made in a transit van type vehicle any other deliveries (stationery, sundries etc) are on an infrequent and ad hoc basis.

The Application Form states the hours of opening will be Monday to Friday between 8am and 6pm. The office will not be open to the public.

Access;

There is an existing vehicular access and gravelled driveway serving Lane Ends House and it is proposed this will provide access to the new outbuilding. No amendments to the access are proposed or required. Visibility at the access is good in both directions.

Parking;

Parking for 7 vehicles is detailed on submitted plan Drg No. 2023-2807-02 Rev B. A further parking for 4 vehicles is also available providing overflow parking. It is noted that the overflow parking will require the removal of a tree (T6 Apple) and some vegetation. The overflow bays are to be constructed in Cellweb. Drg No. 2023-2807-02 Rev B identifies a double garage which could be utilized for domestic parking if parking demand was high providing a total of 13 spaces. It was noted at the site visit that 7 vehicles were parked.

Although turning has not been shown on the submitted plans it was also noted during the site visit that there is sufficient space for turning within the site.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0509) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking spaces have been provided as detailed in submitted plan Drg No. 2023-2807-02 Rev B and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

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