



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:

Mr Lyndon Stonier Bryn Helyg Kiln Lane, Leek, ST13 8LJ

Officer: Tracey Lunn

Our Reference: SMD20230611

District Reference: SMD/2023/0611

Date Received: 11-Dec-2023

Date Responded: 21-Dec-2023

Particulars of Development:

Erection of detached dwelling and conversion of existing agricultural building to ancillary residential use

Location of Development:

Bryn Helyg Kiln Lane, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 20-Dec-2023

Personal Injury Collisions;

There are no records of Personal Injury Collisions on the section of Kiln Lane fronting the site as this section of Kiln Lane is not adopted highway. Staffordshire County Council do not hold PIC data on private roads.

Background;

The site is located off a private section of Kiln Lane.

Previous Applications;

SMD/2023/0090 - Erection of detached dwelling and conversion of existing agricultural building to ancillary residential use – Conditioned by the Highway Authority.

SMD/2019/0507 – Erection of detached split-level dwelling and conversion of existing agricultural building to ancillary residential use – Conditioned by the Highway Authority.

SMD/2020/0074 – Proposed dwelling to be built into the hillside on land behind Bryn Helyg - Conditioned by the Highway Authority.

Description of Proposal;

Erection of detached dwelling and conversion of existing agricultural building to ancillary residential use.

Comments on Information Submitted;

This proposal is for the construction of a 3-bedroom dwelling to be built on land at Bryn Helyg. Application was previously submitted SMD/2023/0090 for a 2 storey, 4-bedroom house which was refused.

This revised application is for a single storey, 3-bedroom bungalow. The existing portal framed agricultural building is proposed for a change of use to residential and will be utilised for parking, domestic storage etc, ancillary to the proposed property.

Access;

Access to the site will be off a private section of Kiln Lane. This access is existing and serves the agricultural building which is to be converted to ancillary residential use.

Parking;

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

Individual parking spaces are not shown on the submitted plan however, having scaled the site plan LYST /PP/03/004 and the utilisation of the converted agricultural building for parking there is sufficient space to accommodate parking for a property of this size.

The proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2023/0611) subject to the following conditions:

No phase of the development shall take place until a Construction Vehicle Management Plan (CVMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:

- Suitability of access route for largest anticipated vehicles.
- Arrangements for the parking of site operatives.
- Loading and unloading of plant and materials.
- Storage of plant and materials used in constructing the development
- Construction and delivery hours
- Recorded daily inspections of the highway leading to the site access and measures to remove mud or debris carried onto the highway.

Prior to first occupation of the proposed dwelling the access, parking and turning areas as broadly indicated on the submitted site plan LYST /PP/03/004 shall be completed in a bound material.

REASONS

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

Note to Planning Officer:

The first section of the access track from Kiln Lane is steep and may not be suitable for all vehicles. However, this is over 60m from the adopted highway.

According to records held by Staffordshire County Council the adopted section of Kiln Lane from Macclesfield Road terminates some 60m from the existing gated access. It is therefore the applicant's responsibility to ensure that the rights exist for vehicular access to the site from the adopted highway.

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