



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:
 Giles & Jo Clark Holly Dale Farm Douse Lane Bradnop
 Staffs ST13 7NF

Application Type: LAWFULNESS OF USE

Officer: Nawaz Malik

Our Reference: SMD20230569

District Reference: SMD/2023/0569

Date Received: 05-Dec-2023

Date Responded: 25-Dec-2023

Particulars of Development:

Application for a Lawful Development Certificate for an Existing Use of the conversion of agricultural building to create two dwellings.

Location of Development:

Holly Dale Farm Douse Lane, Bradnop

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Douse Lane within 215 metres either side of the property accesses for the previous five years.

Background

Douse Lane is an unclassified road (Road No. D1087) with a speed limit of 60 mph. Douse Lane has no footways on either side of the carriageway. The road is unlit.

Description of Proposal

Application for a Lawful Development Certificate for an Existing Use of the conversion of agricultural building to create two dwellings each with 3 bedrooms.

Comment on Information submitted

The existing vehicular access is of Douse Lane and has a gated access into the site which is a shared access.

No information has been provided on car parking spaces. For this type of development, the following is the Staffordshire Moorland Parking Guidance:

a) up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within curtilage of dwelling.

There are no cycle storage facilities shown and should be provided. This can be a shed or a secure, covered, and weatherproof facility.

Bins storage facilities has not been shown therefore these need to be provided, though there is ample space within the site curtilage to accommodate.

The proposed location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has no amenities such as a local shop or

access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Rakeway Road.

Recommendations

I have no objection subject to the following being secured via conditions:

- 1 Car parking facilities for 4no. spaces (2.4m x 4.8m) shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained for the lifetime of the development.
- 2 Secure, covered, and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.

Note to Planning Officer

The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies. The proposed development would exacerbate the risk of conflict between vehicles and pedestrians and cyclists due to the lack of segregated facilities and street lighting on a C class road leading to an increase in the likelihood of danger to highway users particularly those considered vulnerable.

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