



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: COU

Applicant:

Mr Y Heald 57 Well Street, STOKE-ON-TRENT, ST8 6HY

Officer: Nawaz Malik

Our Reference: SMD20230612

District Reference: SMD/2023/0612

Date Received: 12-Dec-2023

Date Responded: 27-Dec-2023

Particulars of Development:

Proposed Change of Use of former Reservoir structure to a single dwelling.

Location of Development:

Former Severn Trent Reservoir, Troughstones Road, Biddulph Common, Staffordshire, ST8 7SJ

Recommendation Summary: Acceptance

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

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

Background

Troughstones Road is an unclassified road (Road No. D1098) with a speed limit of 60 mph. Troughstones Road has no footways on either side of the carriageway. The road is unlit.

The nearest footpath is Biddulph Town 91 which connects the Troughstones Road to the east of the site and runs south of the development site.

History

SMD20210286 Proposed Change of Use of former Reservoir structure to a single dwelling

Description of Proposal

Proposed Change of Use of former Reservoir structure to a single 4 bedroom dwelling.

Comment on Information submitted

The proposal is for a 4 bedroom dwelling and 3 car parking spaces proposed. This is in line with South Moorlands parking standards. However, Proposed site plan no. 1472:05 shows 2 spaces. However, there is sufficient space within the curtilage to accommodate the 3 spaces.

No cycle facilities have been shown – this could be any secure, covered and weatherproof within the site curtilage.

Similarly, no bin storage has been shown and these can be accommodated within the curtilage – but should be shown on any revised plans.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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.

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