



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 HORWELL Rudyard Memorial Institute, Lake Road,
 Rudyard, Staffordshire, ST13 8RN

Officer: Tracey Lunn

Our Reference: SMD20230635

District Reference: SMD/2023/0635

Date Received: 19-Dec-2023

Date Responded: 08-Jan-2024

Particulars of Development:

Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, raising crown of existing beech tree and excavation of land to form parking area.

Location of Development:

Rudyard Memorial Institute Lake Road, Rudyard

Recommendation Summary: Refusal

Site Visit Conducted on: 08-Jan-2024

Personal Injury Collisions:

Current records show that there were no personal injury collisions (PIC) on Lake Road within 43 metres either side of the property for the previous five years 01/01/2019 and 31/12/2021.

Background:

The property is located on Lake Road an unclassified road (Road No. D1097). Lake Road is subject to a 30-mph speed limit and benefits from streetlighting, there are no footways fronting the property. There is a daytime parking restriction along Lake Road.

Lake Road provides access to residential properties, Rudyard Hotel, Rudyard Lake, and associated attractions. The area is popular with walkers due to its proximity to numerous public rights of way footpaths and Rudyard Lake walk.

Previous Application;

SMD/2023/0327 - Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, removal of existing beech tree and excavation of land to form parking areas – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, raising crown of existing beech tree and excavation of land to form parking area.

Comment:

The proposal is for a change of use from a memorial institute into 2 semi-detached residential properties. It is proposed each dwelling will have 2 bedrooms and parking for 2 vehicles for the combined properties.

Access;

There is currently no vehicular access or off-street parking. The creation of the off-street parking will require considerable works to excavate the embankment fronting the property. Visibility at the access onto Lake Road maybe restricted (pedestrians and drivers) due to the levels of the embankment either side of the off-street parking area. A plan showing visibility splays of 2.4m x 43m from the off-street parking area to the nearside kerbs/edge of carriageway in both directions with no obstructions to visibility over a height of 600 mm above the adjacent carriageway level is required.

The area is popular with walkers, there are no footways fronting the site and therefore walkers are required to walk within the carriageway.

Parking;

Submitted Drg. No. 23-137-04 shows parking for 2 vehicles for the 2 dwellings this does not meet with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors within the curtilage of the dwelling.

This application should be refused as there is insufficient information for the Highway Authority to determine an outcome for the following reasons:

The submitted application fails to provide adequate provision for the parking of vehicles resulting in an increase in the likelihood of highway danger due to the likelihood of vehicles being parked on the public highway.

The submitted application fails to demonstrate suitable vehicular visibility splays at the proposed vehicular access onto Lake Road.

Note to Planning Officer

This refusal will not prejudice consideration of a further application at a later date that demonstrates:

- A plan showing a minimum of 2 parking spaces for each dwelling (2.4m x 4.8m each space).
- A plan to scale, showing visibility splays for the new access of 2.4m x 43m with no obstructions 600mm above carriageway on land within the applicants' ownership or highway land. The visibility shall not cross any third-party land.

It is noted that previous application SMD/2023/0327 was for 2 x 3-bedroom dwellings. This application shows the floor plan changed from 3 bedrooms to 2 bedrooms, the 3rd bedroom is now retitled as a dining room however the dimensions and layout remain the same. The dining room could be utilised as a 3rd bedroom.

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