



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 Lloyd Newland Orbis Education & Care Limited Vision
Court, Caxton Place, Pentwyn, Cardiff, United Kingdom,
CF238HA

Officer: David Plant

Our Reference: SMD20230648

District Reference: SMD/2023/0648

Date Received: 08-Feb-2024

Date Responded: 28-Feb-2024

Particulars of Development:

Change of Use from C3(a) to C3(b) including modest entrance alterations and external changes

Location of Development:

Park View, Park Hall Leek Road Cheadle

Recommendation Summary: Acceptance

Site Visit Conducted on: 28-Feb-2024

NOTES TO PLANNING OFFICER

Application is for COU from C3a to C3b.

There are no substantial changes to the dwelling and no increase to the number of bedrooms. Access is via a private driveway off A522 Leek Road. Visibility to the north is good. Visibility to the south is restricted by vegetation. There is a road mirror opposite the access, but at the time of my site visit it was misted over and not performing as intended. Highways do not support the use of road mirrors, partly for that reason, but in any event, it is not strictly required. Visibility to the north is good enough to allow a vehicle to pull slightly forward to improve visibility to the south.

The private drive is single track and unsurfaced. It is approximately 500m from Leek Road to the site itself. There are few passing places. At the junction of the track with Leek Road, the 'bellmouth' is approx 19m wide. At 5m setback the track is approx 7.5m wide. At 6m setback the track is 5m wide. At 10m setback the track is approx 4.4m wide.

Minimum highway standard would be for such a bellmouth to be at least 5m wide for at least 5m rear of carriageway edge to allow two vehicles to pass at the access. This bellmouth meets that standard.

Class C3b allows up to 6 persons living as a single household with care. Trip generation profile may be different for a C3b dwelling when compared to a C3a dwelling, with adults/staff visiting the home rather than leaving it. However, that does not equate to an increase in trips that could be considered severe.

Current records show that there was 1 personal injury collision (PIC) on Leek Road within 215metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development

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

