



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: East Staffordshire Borough Council
Town Hall
King Edward Place
Burton upon Trent
DE14 9SA

Application Type: COU

Applicant:

Adrian Jones Moss Lee Grange, Belmont Road, Basford
Green, Cheddleton, ST13 7ES

Officer: Tracey Lunn

Our Reference: SMD20240091

District Reference: SMD/2024/0091

Date Received: 15-Mar-2024

Date Responded: 04-Apr-2024

Particulars of Development:

Change of use from mixed dwelling and bed & breakfast to dwellinghouse

Location of Development:

Moss Lee Grange Basford Green Road Cheddleton

Recommendation Summary: Acceptance

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Belmont Road within 215 metres either side of the access to the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Belmont Road (Road No. C0064), a C classification road which is subject to a 60mph speed limit; it is a single-track road with no footways or streetlighting.

Description of Proposal;

Change of use from mixed dwelling and bed & breakfast to dwellinghouse.

Comment;

This application is for a change of use from a mixed dwelling (bed and breakfast and residential) to a solely residential dwelling. No building works are proposed, and the building will retain its current 4 bedrooms.

No changes to the current access and parking arrangements are proposed. Parking for 4 vehicles is shown on the submitted Existing and Proposed Site Plan. There will be a reduction in trips given the proposed change of use and sufficient available parking.

The proposal will not have a detrimental impact on the adopted highway. I have no objection (application number SMD/2024/0091).

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