



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: FULL

Applicant:

Mr Freddy Harris Lee House Farm, Brund Lane,
Cheddleton, Staffordshire, United Kingdom, ST13 7JY

Officer: Tracey Lunn

Our Reference: SMD20240106

District Reference: SMD/2024/0106

Date Received: 15-Mar-2024

Date Responded: 04-Apr-2024

Particulars of Development:

Proposed Structural work and renovation/ alterations to change use of barn from Agricultural to C3

Location of Development:

Whitehough Coley Hole, Ipstones

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Apr-2024

Personal Injury Collisions

Current records show that there was not any personal injury collision (PIC) on Coley Hole from 01/01/2019 to 31/12/2021.

Background

Coley Hole is an unclassified road (Road No. D1121) with a speed limit of 60mph. Coley Hole is a single-track road with no footways or streetlighting.

Public footpath Ipstones 29 runs along Coley Hole.

Description of Proposal

Proposed Structural work and renovation/ alterations to change use of barn from Agricultural to C3.

Comment on Information submitted

The proposal is to convert an agricultural barn into a residential dwelling. The property will consist of a kitchen, sitting room, lounge and dining room with 3 bedrooms above.

Access to the property will be via the existing shared driveway off Coley Hole. Plans show a 3-bedroom residential dwelling which will require 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling. The submitted plan titled Site Plan as Proposed, Drawing No. RLM1099/10, shows car parking spaces which would be able to accommodate the spaces required as stated within the Parking Standards.

I have no objection to the proposal (application number SMD/2023/0106) subject to the following condition.

Car parking shall be provided within the site prior to the first occupation of the development in accordance with the approved Drawing No. RLM1099/10. The approved car parking facilities shall be retained as intended for the lifetime of the development.

REASONS



To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to planning officer

I note that the proposed location for this residential dwelling is potentially not in a sustainable location. By this I mean there are 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. The neighbouring roads also have no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

The red outline plan does not connect with the adopted highway.

It is noted that public footpath Ipstones 29 runs along Coley Hole, Staffordshire County Council Public Right of Way Team do not appear to have been consulted.

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