



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 & Mrs Williams Oakhill Farm, Draycott Road, Upper Tean, ST10 4JH

Officer: Tracey Lunn

Our Reference: SMD20240145

District Reference: SMD/2024/0145

Date Received: 08-Apr-2024

Date Responded: 26-Apr-2024

Particulars of Development:

Change of use from 3no. holiday lets to 3no. dwellinghouses

Location of Development:

Oakhill Farm Draycott Road, Upper Tean

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions;

There are no Personal Injury Collisions recorded on the access road to Oakhill Farm as this is a private road and is not adopted by Staffordshire County Council. The nearest adopted road is Draycott Road which is approximately 450m north of the property.

Current records show that there were not any Personal Injury Collisions on Draycott Road within 50 metres either side of the junction of the private access road from 01/01/2019 to 31/12/2021.

Background;

The holiday lets are located on a private access road approximate 450m south of Draycott Road. Draycott Road (Road No. C0109), is a C classification road which is subject to a 30mph speed limit; there are footways and streetlighting.

The holiday lets have been in operation since 1998 under SMD/1998/0347- Change of use/conversion of redundant farm buildings to form holiday accommodation (three units). An application to change the variation of Condition 3 was made and granted in 2017 under SMD/2017/0436 - variation condition 3 of planning permission (SMD/1998/0347).

Description of Proposal;

Change of use from 3no. holiday lets to 3no. Dwellinghouses.

Comment;

This application is for a change of use from 3 No. holiday lets to 3 No. dwellings. Currently Harry's Cottage and Alice's Cottage have 3 bedrooms each let, and Strawberry Cottage has 2 bedrooms.

Vehicular access to the site will be via the existing track which runs south of Draycott Road. No alterations to the access are proposed or required.

The proposed floor plans shows that each cottage will remain unchanged with no increase in bedroom numbers.

Parking provided for the holiday lets is to remain. The Planning Statement states that parking for 2 vehicles is intended for Harry's Cottage (3 bedrooms) and is identified on the submitted Proposed Site/Roof Plan 24/687/06 as Extg parking (2 spaces). The Planning Statement also states that parking for 2 vehicles is intended for each dwelling - Alice's Cottage (3 bedrooms) and Strawberry Cottage (2 bedrooms) and is identified on the submitted Proposed Site/Roof Plan 24/687/06 as Existing parking. There is sufficient parking for each dwelling and is in accordance with Staffordshire Moorlands Parking Standards.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The parking areas as detailed on the approved Drawing Number 24/687/06 shall be retained for the lifetime of the development.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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.

It is noted however that permission was granted to application SMD/2017/0436, to vary condition 3 of planning permission (SMD/1998/0347). The variation permitted the premises could be used for holiday and/or living under Class C3 for up to a maximum period of six months by any one party in any of the units with no return of the same party within six months to any of the units.

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