



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: PRIOR APPROVAL

Applicant:

Mr S Smallwood Dial Lane, Congleton, Staffordshire, SK11 0RU

Officer: Tracey Lunn

Our Reference: SMD20240011DET

District Reference: DET/2024/0011

Date Received: 10-Apr-2024

Date Responded: 30-Apr-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion

Location of Development:

Stanley Farm Bungalow, Dial Lane, Congleton, Staffordshire, SK11 0RU

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Apr-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Dial Lane within 215 metres either side of the property from 01/01/2019 to 31/12/2021.

Background;

The property is located on Dial Lane (Road No. C0072) a C classified road with a speed limit of 60 mph. There are no footways or system of streetlights along Dial Lane.

Previous application;

DET/2023/0003 - Change of use of an agricultural building to residential use including associated building works that are reasonably necessary to convert the building for use as a larger dwellinghouse – Conditioned by the Highway Authority

Proposal;

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of an agricultural building to form a 4-bedroom dwelling. A previous application for a change of use from agricultural to residential (DET/2023/0003) was conditioned by the Highway Authority and granted by Staffordshire Moorlands District Council in March 2023 for 1 of 2 agricultural buildings on the site. This application is for the 2 of 2 agricultural buildings.

Access:

Access to the site is existing. However, it was noted at the site visit that the surface material at the access is breaking up and would benefit from resurfacing from the rear edge of the carriageway back for

5m. It was also noted that the access is gated with gates set back from the carriageway by approximately 6m; this is acceptable to the Highway Authority.

Visibility to the south is acceptable due to the alignment of Beat Lane. To the north, visibility is constrained by the brow of a hill and a bend in the road. It was noted at the site visit that visibility to the north can be improved by the cutting back of vegetation. The vegetation (trimming of low tree branches) should be cut back between a height of 600mm and 2m above the adjacent carriageway level to create a visibility envelope. There is not the requirement to remove any of the trees.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted Drawing No. C545-24-2 shows parking and turning for 3 + vehicles and therefore meets with the Parking Standards.

I have no objection to the proposal (application number DET/2024/0011) subject to the following conditioned.

The development hereby permitted shall not be brought into use until details of the 2.4m x 67m visibility splay to the north has been submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved plan C545-24-2. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

The location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has 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 due to there being no footway provision on Dial Lane.

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

