



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:

Miss Stefania Russo White House, Carlisle Road, Buxton,
SK17 6XE

Officer: David Plant

Our Reference: SMD20240142

District Reference: SMD/2024/0142

Date Received: 15-Apr-2024

Date Responded: 02-May-2024

Particulars of Development:

Change of use from chapel (use class D1) and conversion to residential dwelling (use class C3)

Location of Development:

Methodist Church Ankors Lane, Thorncliffe

Recommendation Summary: Refusal

Site Visit Conducted on: 25-Apr-2024

1. Insufficient information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of parking layout;
- clarification of location of sewage package treatment plant;

are included in the application.

NOTES TO PLANNING OFFICER

Application is for COU of former Methodist Chapel to holiday let.

Previous application SMD/2023/0018 was recommended for refusal by highways due, among other issues, to drainage issues and proposals for parking on the highway verge.

Current application removes all reference to parking on the verge. A parking bay is proposed on a recently acquired plot of land opposite. This land has a recently approved and constructed access. Approval for this access was based on irregular and light use, not as a regular parking space. Nonetheless, visibility is provided by post and wire fence and the access is in existence. No drawing is included showing the proposed parking arrangement. Clearly not all of the land on the opposite side of Ankors Lane can be used for parking. Two spaces are referred to in D&A, but clarification of layout and of surfacing and gate arrangements are appropriate for a full application. It is noted that there was no parking for the previous use as a chapel.

Sewage package treatment plant appears to be located on opposite side of Ankors Lane, but actual location is not clear. Plan is small scale and layout is not defined. Package treatment plant must be located min 10m from the highway and any overflow or drainage field must be directed away from the

highway. Private pipe will be required under the carriageway. This should be clarified at this stage for a full application.

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