



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 HORWELL Rudyard Memorial Institute, Lake Road,
 Rudyard, Staffordshire, ST13 8RN

Officer: Tracey Lunn

Our Reference: SMD20230635V2

District Reference: SMD/2023/0635

Date Received: 26-Apr-2024

Date Responded: 08-May-2024

Particulars of Development:

Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, raising crown of existing beech tree and excavation of land to form parking area. (Additional information received 26/04/2024)

Location of Development:

Rudyard Memorial Institute Lake Road, Rudyard

Recommendation Summary: Acceptance

Site Visit Conducted on: 08-Jan-2024

Personal Injury Collisions:

Current records show that there were no personal injury collisions (PIC) on Lake Road within 43 metres either side of the property for the previous five years 01/01/2019 and 31/12/2021.

Background:

The property is located on Lake Road an unclassified road (Road No. D1097). Lake Road is subject to a 30-mph speed limit and benefits from streetlighting, there are no footways fronting the property. There is a daytime parking restriction along Lake Road.

Lake Road provides access to residential properties, Rudyard Hotel, Rudyard Lake, and associated attractions. The area is popular with walkers due to its proximity to numerous public rights of way footpaths and Rudyard Lake walk.

The Design and Access Statement specifies that the Memorial Institute, established in 1922, has a history of commercial use, notably serving as a tearoom. However, the Institute had no parking facilities.

Previous Application;

SMD/2023/0327 - Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, removal of existing beech tree and excavation of land to form parking areas – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, raising crown of existing beech tree and excavation of land to form parking area.

Comment:



The proposal initially was for a change of use from a memorial institute into 2 semi-detached residential homes, each featuring two bedrooms and accommodating two vehicles for both properties.

In order to provide parking, the raising of the crown of an existing beech tree and excavation of land to form the parking area was also proposed.

It is noted that the area of land for the parking area would necessitate substantial excavation. The beech tree within this land parcel, is now safeguarded by a Tree Preservation Order due to its significance. With no feasible alternative site for parking available this aspect of the proposal has been removed.

Considering the current building's designated use class (Class F) and its effect on the traffic flow should the institute building continue to be utilised under that use class (such as more trips, extended staff parking, short-term visitor/customer parking, and increased parking levels), juxtaposed with the potential change to residential use and its impact on traffic (such as fewer trips, reduced need for long-term and short-term parking, and decreased parking levels), it seems that the proposal of change of use to residential could be viewed as an improvement. I therefore have no objection to the proposal (SMD/2023/0635).

Note to Planning Officer;
Revised plan Submitted Drg. No. 23-137-04A

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