

Tittesworth Parish Council

c/o Underbank
Thorncliffe
Leek
Staffs
ST13 7LP

Ben Hurst
Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

7 May 2024

Dear Mr Hurst

Planning Application SMD/2024/0142

Methodist Church, Ankors Lane, Thorncliffe. Change of use from chapel (use class D1) and conversion to residential dwelling (use class C3)

This application was discussed at the recent Parish Council meeting. The outcome of the discussion is that although the council does not have any objections in principle to the conversion of the chapel there are a number of concerns, set out below, that should be resolved before the council can support the application.

The concerns are as follows.

Privacy

The creation of rooflights and potential use of the flat roof as a terrace should be checked to ensure they do not create privacy issues with neighbouring properties.

Use of field opposite

It is proposed to use the field opposite for the provision of parking for two cars, use as a garden and location of the sewage treatment plant. The access to the field was granted by planning application SMD/2021/0794. However this permission was for occasional use by a single agricultural vehicle. It is believed that permission for change of use of from agricultural to residential should be obtained prior to the proposed uses. It is also believed that the raised mound in the field is of historical significance and should not be disturbed. It was observed that the infill used to create the vehicle access point is considerably larger than that specified in the plan KEGO PP01001 rev B submitted with the application.

Sewage Treatment Plant

The intended make and model of sewage treatment plant should be specified. This will enable the feasibility of installation in the proposed location to be confirmed taking into account the proximity of hedges, walls, watercourses and the existing ground levels. The quality and point of discharge should be confirmed. The connection from the property to the treatment plant should also be specified to ensure that it is feasible.

Yours sincerely

A.W. Howard
Clerk to Tittesworth Parish Council