



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:

Mrs J Matthewman C/O Agent Mr Rob Duncan, Rob
Duncan Planning Consultancy Limited, 28 Ferndale Road,
Lichfield, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240225

District Reference: SMD/2024/0225

Date Received: 17-May-2024

Date Responded: 05-Jun-2024

Particulars of Development:

Change of use from 1no. holiday cottage to 1no. dwellinghouse

Location of Development:

Barn, Bank Top Farm, Churnet Valley Road, Kingsley Holt

Recommendation Summary: Acceptance

Site Visit Conducted on: 05-Jun-2024

Personal Injury Collisions;

There are no Personal Injury Collisions recorded on the access road to Bank Top Farm as this is a private road and is not adopted by Staffordshire County Council. The nearest adopted road is Churnet Valley Road which is approximately 300m west of the property.

Current records show that there were not any Personal Injury Collisions on Churnet Valley Road within 120 metres either side of the of the private access road from 01/01/2019 to 31/12/2021.

Background;

The holiday cottage is located on a private access road (serving Bank Top Farm) approximately 300m east of Churnet Valley Road. Churnet Valley Road (Road No. A521), is an A classification road which is subject to a 40mph speed limit; there are footways and streetlighting.

Previous Application;

SMD/2002/1200 - Conversion of redundant outbuildings to form holiday accommodation and garages and improvements to access – Approved by Staffordshire Moorlands District Council

Description of Proposal;

Change of use from 1no. holiday cottage to 1no. dwellinghouse.

Comment;

This application seeks approval for a change of use from 1No. holiday cottage into a dwelling. The proposed floor plan indicates that the property will remain unchanged, retaining its current five bedrooms without any increase in the number of bedrooms.

Vehicular access to the site will be via the existing track which runs east of Churnet Valley Road and is shared with Bank Top Farm. No alterations to the access are proposed or required.

The submitted plans do not indicate the location of parking spaces; however, the Application Form specifies that the existing and proposed total number of spaces will remain at four. This complies with Staffordshire Moorlands Parking Standards.

The Planning Statement states that there is also ample parking space available to the front of the building to ensure that the adopted car parking standards are met, with space for numerous vehicles.

Aerial photography and measurements taken from the red outline plan also confirm there is sufficient parking for a property of this size.

There are no objections on Highway grounds to the proposed development Application (SMD/2024/0225).

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