



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 & Mrs Power-Vaughan C/O Agent Mr Rob Duncan, Rob duncan Planning Consultancy Ltd, 28 Ferndale Road, Lichfield, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240242

District Reference: SMD/2024/0242

Date Received: 30-May-2024

Date Responded: 18-Jun-2024

Particulars of Development:

Change of use and alteration of former public house to form 3no. apartments

Location of Development:

Blacksmiths Arms Tythe Barn Alton

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Jun-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Tythe Barn/ Denstone Lane/Nabb Lane within 50 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located within the village of Alton on Tythe Barn at its junction with Denstone Lane both roads are (Road No. B5032) B classified roads with a speed limit of 30 mph and street lighting. There is a stretch of footway across the frontage of the property along Tythe Barn.

Nabb Lane (Road No. C0105) is a C classified road and runs to the rear of the property.

Bus route – Cheadle to Uttoxeter and Alton Towers runs along Saltersford Lane and Denstone Lane. Bus stops are approximately 73 metres to the north of the property on Saltersford Lane.

There is a primary school approximately 0.5 miles away, there are also shops, a newsagent, Post Office and pubs within the village.

Previous Application:

DET/2021/0015 – Change of use to dwellinghouse – Acceptable to the Highways Department – Refused by Staffordshire Moorlands District Council for the following reason;

A change of use from a public house to a dwelling cannot be undertaken under “permitted development” as this type of change of use is not listed under any Class of Part 3 (“Changes of Use”) of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, including Part M and the provisions of paragraph W (3).

Description of Proposal:

Change of use and alteration of former public house to form 3no. Apartments.

Comment on Information Submitted:

The proposal involves converting a public house into 3 x 3-bedroom residential dwellings.



Staffordshire Moorlands District Council Parking Standards state; Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

In order to meet with the Parking Standards 6 spaces are required. Parking for 9 vehicles is proposed, as indicated on Drawing number BSAA-SA-XX-XX-DR-A-0101Revision P0.2. Access to the parking area will utilise the existing vehicle entrance from Tythe Barn, with no modifications required.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2024/0242) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan BSAA-SA-XX-XX-DR-A-0101Revision P0.2. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

REASONS

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

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