



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:

Mr Simon Justin Heslop GMPH Limited C/O Agent. Mr
 Roger Langham, Pinelog Ltd, Pinelog Works, Sheepbridge
 Lane, Chesterfield, S41 9FE

Officer: Tracey Lunn

Our Reference: SMD20240188

District Reference: SMD/2024/0188

Date Received: 07-Jun-2024

Date Responded: 25-Jun-2024

Particulars of Development:

Holiday lodges supplementing existing holiday accommodation

Location of Development:

THE GREEN MAN Ashbourne Road Bottomhouse Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 05-Jun-2024

Personal Injury Records;

Current records show that there was 1 personal injury collision (PIC) on Bottom Lane/Ashbourne Road within 160 metres either side of the access from 01/01/2019 to 31/12/2021. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The Green Man/site is located on Ashbourne Road at its junction with Bottom Lane. Ashbourne Road is an A classification road (Road No. A0523) and Bottom Lane is a B classification road (Road No. B5053). Both roads are subject to a 50mph speed limit and have streetlighting.

Bus stops within walking distance provide services to Leek, Ashbourne, Cheadle and Tean.

Current Live Applications;

SMD/2024/0235 - Manager's Lodge to Supervise existing holiday accommodation and proposed lodges – Acceptable to the Highway Authority

Previous Applications;

SMD/2022/0426 - Four new holiday lodges supplementing existing holiday accommodation – Conditioned by the Highway Authority.

SMD/2022/0631 - Manager's Static Caravan to supervise existing holiday accommodation and proposed lodges – Acceptable to the Highway Authority.

Proposal;

Holiday lodges supplementing existing holiday accommodation.

Comments on Information submitted:

The proposal is to install 4 holiday lodges within derelict land to the rear (south-west) of the Green Man. The Green Man public house has been converted into guest accommodation.

Previously under SMD/2022/0426 4 lodges were proposed, each lodge having 4 bedrooms. This proposal SMD/2024/0188 is for a total of 4 lodges, however, 2 lodges will have 3 bedrooms and 2 lodges will have 2 bedrooms and 2 parking spaces per lodge.

The proposed site would be accessed off Bottom Lane (B5053) and will utilise the existing commercial access to the pub car park. The existing access has good visibility in both directions and no modification is proposed or required.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval: -

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans Drg. D01. The parking and turning areas shall thereafter be retained for the purposes of parking and turning for the life of the development.

Reasons;

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

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