



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: PRIOR APPROVAL

Applicant:

JPRB Holdings Limited Broadgate Hall, Cheadle Road,
Winnothdale, ST10 4HU

Officer: David Plant

Our Reference: SMD20240025DET

District Reference: DET/2024/0025

Date Received: 01-Jul-2024

Date Responded: 12-Jul-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Location of Development:

Broadgate Hall Cheadle Road, Winnothdale

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Jul-2024

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASON

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a barn conversion.

Site is remote from the highway (approx 600m from highway). Red line does not connect to the highway.

Existing access is to be used although it is not included within the red line. Access is potholed, breaking up and mud is being brought onto the highway. Condition is recommended above to prevent this deteriorating further due to the intensification of use as a result of this proposal.

Adequate parking is available close to the site.

Site is remote from the nearest settlement. Cheadle Road has no footways. Majority of journeys will likely be by car. However, building is existing and adjacent to an existing dwelling.

Current records show that there were no Personal Injury Collisions on Cheadle Road within 215m either side of the property access in the previous five years.

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