



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 S Davies C/O Agent Mr Ross Ankers, Ian Ankers
 Architecture Ltd Ryecroft Farm, Rushton Spencer,
 Macclesfield SK11 0RP

Officer: Tracey Lunn

Our Reference: SMD20240361

District Reference: SMD/2024/0361

Date Received: 06-Aug-2024

Date Responded: 10-Sep-2024

Particulars of Development:

PROPOSED DEVELOPMENT Change of use of single storey agricultural building to dwelling and associated external domestic amenity; new vehicular access; temporary siting of static caravan.

Location of Development:

To North West of Cloud Park Farm, Dial Lane, Congleton

Recommendation Summary: Acceptance

Site Visit Conducted on: 13-Aug-2024

Personal Injury Records;

Gosberryhole Lane is a private road, Staffordshire County Council do not hold Personal Injury Collision data (PIC) on private roads. The nearest adopted road is Dial Lane, approximately 340m south of the property. Current records show there was 1 PIC on Dial Lane within 215 metres either side of the junction with Gosberryhole Lane from 30/12/2019 to 29/12/2022. 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 property is situated off Gosberryhole Lane (private road) approximately 340m north of Dial Lane (nearest adopted road). Dial Lane is a C classified road (Road No. C0072) with a speed limit of 60 mph; it connects the A523 (Leek to Macclesfield road) to Congleton, there are no streetlights or footways.

Gosberryhole Lane provides access to Cloud Park Farm and Springbank Farm.

Public Right of Way route number CP051, Legal file 022744, to add a byway, affects a section of Gosberryhole Lane.

Previous Application;

DET/2022/0033 - Change of Use of Agricultural Building to one Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion – Permission Granted by Staffordshire Moorlands District Council.

Proposal;

Change of use of single storey agricultural building to dwelling and associated external domestic amenity; new vehicular access; temporary siting of static caravan.

Comments on Information submitted:



The application is for a change of use of a single storey agricultural building to a dwelling. The dwelling will have 4 bedrooms.

Access:

Access to the site will be via a newly created access off Gosberryhole Lane.

Visibility:

Visibility at the junction of Gosberryhole Lane with Dial Lane to the east is unrestricted, visibility to the west is reduced due to Dial Lane slopes away to the west from the point of access with Gosberryhole Lane. However, the access is existing and is in regular use providing vehicular access to Cloud Park Farm and Springbank Farm.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms requires 3 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted dwg. No. CPFB-101 Rev B shows parking and turning for 2 vehicles, this does not meet with Parking Standards. However, having scaled from the plan it is considered there is sufficient space to accommodate parking and turning for 3 vehicles, also given the distance of the proposed dwelling from the adopted highway it is considered that parking will be managed within the site.

I have no objection to the proposal (application number SMD/2024/0361).

NOTE TO PLANNING OFFICER

I note that the location of the residential dwelling is not in a sustainable location. By this I mean there are no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car. There is no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

The red outline plan does not connect with the adopted highway the developer should ensure they have appropriate rights and permissions to carry out the work.

Public Right of Way route number CP051, Legal file 022744, to add a byway, affects a section of Gosberryhole Lane. It is noted that Staffordshire County Council Public Rights of Way Team have not been consulted. For further information regarding route CP051 the applicant should contact the Public Rights of Way Team.

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