



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 Frederick Callcott Moorland Self Drive Unit 2 Childerplay Road, Knypersley, Staffordshire, ST8 7PZ

Officer: David Plant

Our Reference: SMD20240436

District Reference: SMD/2024/0436

Date Received: 31-Oct-2024

Date Responded: 13-Nov-2024

Particulars of Development:

Proposed Extension to Existing Workshop Unit to Create 2 Additional Vehicle Maintenance Bays

Location of Development:

Unit 2 Childerplay Road, Knypersley

Recommendation Summary: Conditional

Site Visit Conducted on: 06-Nov-2024

1. The development hereby permitted shall not be brought into use until details of the parking and turning areas of the overall site have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASON

To comply with NPPF Paragraph 115; to comply with SMDC Local Plan policy DC1; in the interests of highway safety; in the interests of the free flow of traffic.

NOTES TO PLANNING OFFICER

Application is 2 vehicle maintenance bays.

Site is an existing vehicle hire, sales, repair business. Access to the site is existing and will remain unaltered.

Site of bays is currently occupied by two storage containers and a temporary building. Application form states that there are 6 parking spaces (existing and proposed) though these are not defined on any plans. There appears to be greater than 6 spaces available within the red line and significantly more within the blue line. At the time of my site visit there were vehicles parked along the highway. There was a hand written sign on the opposite side of the road advising against parking. Streetview shows a sign in the adjacent access stating 'No Parking'. This suggests there may be an issue with parking in the area. Condition recommended above seeks clarification of the extent of the parking layout for the overall site.

Current records show that there were no Personal Injury Collisions on Childerplay Road within 50m either side of the property access in the previous five years.

Assistant Director, Highways and the Built County

