



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 Justin Heslop Derwent Venue Ltd C/O Agent, Mr Roger Langham, Pinelog Ltd, Pinelog works, Sheepbridge Lane, Chesterfield S41 9FE

Officer: Tracey Lunn

Our Reference: SMD20240235

District Reference: SMD/2024/0235

Date Received: 20-May-2024

Date Responded: 07-Jun-2024

Particulars of Development:

Manager's Lodge to Supervise existing holiday accommodation and proposed lodges

Location of Development:

Managers Accommodation The Green Man, Ashbourne Road, Bottomhouse Leek

Recommendation Summary: Acceptance

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.

Pervious applications;

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

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

Live application;

SMD/2024/0118 - Holiday lodges supplementing existing holiday accommodation.

Proposal;

Manager's Lodge to Supervise existing holiday accommodation and proposed lodges.

Comments on Information submitted:

The application is for the provision of a 1-bedroom lodge within the land/car park of The Green Man. The lodge will provide accommodation for the site manager.

A previous application, SMD/2022/0631, proposed a 2-bedroom lodge to be located in the northwest corner of the site. This application, SMD/2024/0235, now proposes a 1-bedroom lodge positioned more centrally within the site, as illustrated in the submitted drawing number E01.



Access to the site will be via the existing pub car park access off B5053; no modification to the access is proposed or required. Visibility at the access is good in both directions.

The submitted plans do not specify the location of parking for the lodge; however, it is assumed that parking will be accommodated within the site.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2024/0235).

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