



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 Peter Wilkinson 1 Bank Cottages, Quarry b/ank,
 Hollington, Staffordshire, ST10 4HQ

Officer: Tracey Lunn

Our Reference: SMD20240517

District Reference: SMD/2024/0517

Date Received: 12-Dec-2024

Date Responded: 23-Dec-2024

Particulars of Development:

Change of Use from holiday let to 1no, 1 bedroom Dwelling

Location of Development:

DAISYS COTTAGE Main Road, Hollington

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Dec-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Main Road within 50 metres either side of the of the property from 30/12/2019 to 29/12/2022.

Background;

Main Road (Road No.C0009), is a C classification road and is subject to a 30mph speed limit; there is streetlighting but no footways. Main Road runs through the village of Hollington.

Previous Application;

SMD/2005/0854 - Conversion of existing redundant building to tourist accommodation — Approved by Staffordshire Moorlands District Council

Description of Proposal;

Change of Use from holiday let to 1no, 1 bedroom Dwelling.

Comment;

This application seeks approval for a change of use from 1No. holiday let into a dwelling. The proposed floor plan indicates that the property will remain unchanged, retaining its current 1 bedroom without any increase in the number of bedrooms.

Vehicular access to the property will be via the existing access off Main Road.

The submitted plan titled Site Block Plan shows a hardstanding for parking 120m² in size which is sufficient to accommodate parking for a 1-bedroom property.

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

The parking areas as detailed on the approved drawing titled Site Block Plan Drawing shall be retained for the lifetime of the development.

REASONS ALL 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