



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:

Mrs Victoria Moss Moss Manor MOSS MANOR, Moss Manor, Heaton, MACCLESFIELD, SK11 0RR

Officer: Tracey Lunn

Our Reference: SMD20250080

District Reference: SMD/2025/0080

Date Received: 05-Mar-2025

Date Responded: 25-Mar-2025

Particulars of Development:

Change of use for former Rushton Chapel. Proposed plans to convert part of the chapel to Commercial Office Space and part to be converted into a three bedroom property using the buildings existing natural interior partition and external doors.

Location of Development:

Rushton Methodist Church, Sugar Street, Rushton Spencer, Staffordshire, SK11 0SQ

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Mar-2025

Personal Injury Collisions;

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

Background;

The property is located on Sugar Street (Road No. D1076), an unclassified road that runs through the village of Ruston Spencer. Sugar Street is subject to a 40mph speed limit, there are no footways or streetlighting.

Description of Proposal;

Change of use for former Rushton Chapel. Proposed plans to convert part of the chapel to commercial office space and part to be converted into a three-bedroom property using the buildings existing natural interior partition and external doors.

Comment;

The proposal is for a change of use of the Methodist Chapel into part residential and part commercial office space. The residential section of the property will have 3 bedrooms and the commercial office space (use class E(g)(i) – Offices) will have office space, toilets, kitchen and server room to the ground floor with a board room above.

The opening times of the offices (as stated within the application form) will be Mon - Fri from 8am -5 pm with no weekend or bank holiday opening. There will be 4 full time and 2 part time employees.

The gross internal floor space for the conversion to commercial office space will be 69.6m² (ground floor) and 23.8m² (first floor) making a total of 93.39m².

Access;

Access to the property will be via the existing access to the hardstanding/parking area off Sugar Street.

Parking;

The gross internal floor space for the commercial office space will be 69.6m² (ground floor) and 23.8m² (first floor) making a total of 93.39m². Staffordshire Moorlands Parking Standards require use Class B1, now E (g)(i) Offices, 1 space per 25m² gross floor area up to 250m², then 1 space per 30 square metres thereafter.

The Parking Standards for residential use are for a dwelling up to 3 bedrooms 2 parking spaces (2.4m x 4.8m each space) for residents and visitors is required.

A total of 6 spaces are required, 2 for the residential use and 4 for the commercial use.

The property benefits from a hardstanding/parking area. The application form states there is parking for 8 vehicles, however no plan showing parking has been provided with the application.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0080) subject to the following condition:

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 8no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking and layout shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

REASONS

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

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