DJM/CDS
20th June, 1985

SM.13975
Rec: 15.4.85

Application by Mrs. I. Simcock for erection of farmworkers dwelling at Whistonshaw Farm, Cheddleton (Outline).

Planning Policy

The site is unallocated in the County Structure Plan and lies within the Green Belt.

Relevant Planning History

None on site.

Consultations

The County Surveyor has no objections.

The observations of the Cheddleton Parish Council have not been received.

The County Estates Officer's conclusions in regard to this application are as follows:- "It is clear that the application arises from the personal circumstances of the applicant in that she has become recently widowed, rather than a proven agricultural need. Whilst it may be beneficial for the farming of this unit for Mrs. Simcock's married son to live on the unit I would confirm that a second dwelling is not considered essential under agricultural grounds."

Observations

As will be noted from the County Estate Officer's comments above, this application arises more out of the personal circumstances of the applicant rather than agricultural need. It is understood that currently Mrs. Simcock's elder son who lives some 3 miles distance from the farm carries out most of the farm work. It is for this son that the dwelling is being requested. As pointed out by the County Estates Officer the size of the farm unit which consists of approximately 63 acres and an additional 25 acres of grass keep taken in each year does not justify 2 residential units.

The site indicated by the applicants is a few hundred yards distance from the existing farmstead and would not be well related to the existing farmstead.

Recommendation To Full Council

Refuse, unallocated Green Belt and insufficient justification on agricultural grounds.

——ooOoo——

Approve on basis of personal circumstances
Section 52 Siting

C5

STAFFORDSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT, 1971
THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

HIGHWAYS DIRECTION FORM X APPROVAL

To : C.E. Holland Esq.,
Staffs Moorlands District Council.

County Highways Department
Tipping Street
Stafford

Date: 21/5/85

Application No: SM/13975

Applicants name: Mrs. I. Simcock,

Date received: 25/4/85

Road No: C83

Address: Whistonshaw Farm,
Cheddleton.

Particulars of development: Site for Bungalow at the above address.

Outline / ~~Details of Consent~~
~~Reserved Matters~~

Directions: There are no objections on highway grounds to the proposed development subject to the following conditions being included in any approval:-

~~The improvements/construction above/on the attached plan/as per specification~~

~~Compliance with the attached conditions.~~

1) No septic tank shall be constructed within 9m of the highway boundary.

2) No soakaways shall be constructed within 4.5m of the highway boundary.

Reasons:

1 + 2) To ensure that the highway will not be adversely affected by the proposed foul and surface water drainage arrangements.

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County Surveyor