

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MR MARK HALL
KNYPERSLEY MILL FARM
JUDGEFIELD LANE
BROWN EDGE
ST68UG

Application Type: RETROSPECTIVE
APPLICATION

Officer: Simon Hawe

Application No: SMD2021/0307

Date: 14-JUL-2021

Date Received: 24-JUN-2021

Road No: D1063

Particulars of Development:

RETROSPECTIVE FULL PLANNING PERMISSION FOR THE CHANGE OF USE OF AGRICULTURAL BARN BUILDING TO A INDOOR 'STORAGE' (B8) BUILDING FOR STORAGE OF MODERN AND HISTORIC CARAVANS AND THE CHANGE OF USE OF AN 'EXISTING MENAGE' WHICH WAS CREATED IN 2015 (4+ YEARS) TO BECOME 'OPEN AIR STORAGE' (B8) FOR PRIVATELY OWNED CARAVANS BY MEMBERS OF THE PUBLIC WHO USE THE CAMPSITE FACILITIES

Location of Development:

KNYPERSLEY MILL FARM JUDGEFIELD LANE
BROWN EDGE

Acceptance

Recommendations: There are no objections on Highway grounds to this proposal.

1. Personal Injury Collisions;

Current records show there were no Personal Injury Collisions within 215m either side of the private track's junction with Judgefield Lane (the nearest adopted highway) for the previous five years.

2. Background;

The property is accessed via a private track off Judgefield Lane. Judgefield Lane is a D classified rural lane (Road No. D1063), has a 60mph speed limit and is subject to a prohibition of waiting restriction. The property is within a short walking distance of Knypersley Reservoir, a local visitor attraction.

3. Description of Proposal;

Retrospective Full Planning Permission for the change of use of agricultural barn building to an indoor storage (B8) building for the storage of caravans and the change of use of an existing menage to become open air storage (B8) also for the storage of caravans.

The former converted menage to B8 provides 1028m² open-air storage space and the former converted agricultural barn into B8 provides 152m² of internal floor area.

4. Comment;

Parking and turning have been managed within the curtilage of the site and are detailed on submitted plan Drawing Number KMFH-SA-02-XX-DR-A-0105 Revision P0.2. The junction of the private track with Judgefield Lane is 9 metres wide and the access track is between 5m and 6m wide. The storage facility has been in operation for several years and it does not appear that any highway issues have been reported within this locality. I therefore have no objection (application number SMD/2021/0307).

**Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority**