

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

Applicant: MR MARK HALL
JUDGEFIELD LANE,
BROWN EDGE
ST6 8UG

Application Type: LAWFULNESS USE

Officer: Simon Hawe

Application No: SMD2021/0308

Date: 14-JUL-2021

Date Received: 24-JUN-2021

Road No: D1063

Particulars of Development:

CERTIFICATE OF LAWFULLNESS OF EXISTING USE OF AGRICULTURAL BARN WAS CONVERTED IN 2015 TO BECOME A DWELLING ON THE FIRST FLOOR WITH A SAUNA AREA ASSOCIATED WITH THE DWELLING ON THE GROUND FLOOR. THIS HAS BEEN LET OUT AS SHORT STAY 'HOLIDAY LET' SINCE 2016.

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;
Certificate of Lawfulness of existing use of Agricultural Barn converted in 2015 to become a dwelling on the first floor with a Sauna area associated with the dwelling on the ground floor and has been a short stay holiday let since 2016.
4. Comment;
The holiday let has 2 bedrooms and as detailed on Drawing Number. KMFH-SA-01-XX-DR-A-0104 parking for 2 vehicles has been provided. Trip generation following the conversion may have increased however, there have been no recorded accidents within 215m either side of the private track's junction with Judgefield Lane. The holiday let has been in operation for several years without any highway concerns raised. I therefore have no objection (application number SMD/2021/0308).

NOTES TO PLANNING OFFICER:

Property is off a private track. The red line does not connect to the public highway.

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