


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 M Flanders,
 Bagshaws LLP
 Crossways Farm,
 Morridge Top Road,
 Onecote,
 Staffordshire, ST13 7SF

Officer: David Plant

Our Reference: SMD20210047DET

District Reference: DET/2021/0047

Date Received: 05-Jan-2022

Date Responded: 06-Jan-2022

Particulars of Development:

Application to determine if prior approval is required for a proposed Change of Use of Existing Agricultural Buildings and Yard area to commercial use (B2)

Location of Development:

Crossways Farm, Morridge Top Road, Onecote, Staffordshire, ST13 7SF

Recommendation Summary: Refusal

Site Visit Conducted on: 05-Jan-2022

Insufficient Information.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- access route from highway;
 - details of parking and turning for vehicles associated with the proposed commercial use;
 - details of the proposed commercial use;
 - surfacing of access track for minimum 10m rear of the carriageway edge;
- are included in the application.

NOTES TO PLANNING OFFICER

The red line does not connect to the highway.

The red line seems to be drawn relatively closely around the existing buildings, but seems to include a small amount of external space. There appears to be adequate parking and turning within the blue line but it is not clear why this is specifically excluded from the red line, denoting 'the site'.

This is an isolated, agricultural site in a rural area. More details of the commercial use would be beneficial.