



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 Julian Goodwin,
BARNES LEA FARM,
Reacliffe Road,
RUDYARD
SK11 0QZ

Officer: David Plant

Our Reference: SMD20220001DET

District Reference: DET/2022/0001

Date Received: 06-Jan-2022

Date Responded: 26-Jan-2022

Particulars of Development:

Proposed Barn Conversion into a Residential Dwelling

Location of Development:

BARNES LEA FARM, Barnes Lea Farm, Reacliffe Road, RUDYARD, SK11 0QZ

Recommendation Summary: Acceptance

Site Visit Conducted on: 11-Jan-2022

NOTES TO PLANNING OFFICER

Application is to convert an existing barn into a residential dwelling.

Red line does not connect to the highway but only access route is an existing track (Reacliffe Road) which leads to Beat Lane. This provides access to Rudyard Lake small car park, to other dwellings/farms and the existing Barnes Lea Farm, farm yard and previously approved holiday lets.

Reacliffe Road from Beat Lane is private (from its junction with Beat Lane) and in current and regular use. The barn itself would have an existing planning use and trip generation. This proposal could not be considered to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Beat Lane within 215m either side of the junction with Reacliffe Road in the previous five years.