



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: FULL

Applicant:

Mr Bradley
 CHAINED OAK FARM, Chained Oak Farm, Farley Lane, ALTON,
 ST10 4BZ

Officer: Tracey Lunn

Our Reference: SMD20220093

District Reference: SMD/2022/0093

Date Received: 06-Jun-2022

Date Responded: 24-Jun-2022

Particulars of Development:

Erection of a holiday cabin

Location of Development:

CHAINED OAK FARM, Chained Oak Farm, Farley Lane, STOKE-ON-TRENT, ST10 4BZ

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-Jun-2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Farley Lane within 215 metres either side of the access drive to Chained Oak Farm.

Background;

The site for the proposed holiday cabin is within the grounds of Chained Oak Farm, located off Farley Lane (Road No. C0065). Farley Lane along this section is subject to a 60mph speed limit, there are no footways or street lighting. It is a main route to Alton Towers Resort.

To the south of the site, approximately 900m, is the centre of Alton Village where there are pubs, restaurants, and shops. There are local tourist attractions, Alton Towers is directly to the west, Ashbourne (approx. 8 miles) and Leek (approx. 11 miles), public rights of way and cycle tracks are also within the locality. There are bus services from Stafford, Stoke and Derby with bus stops along Farley Lane and within Alton Village.

Chained Oak Farm is an established business providing holiday let and bed and breakfast accommodation.

Proposal;

Erection of a holiday cabin.

Comments on Information submitted:

The proposal is to construct a holiday cabin within the grounds of Chained Oak Farm. The holiday cabin will provide 3-bedroom accommodation (sleeping 6). It is intended to increase the current staffing levels from 2 part time (1 full time equivalent) staff members to 4 part time (2 full time equivalent) staff members.

Parking;

As detailed on the submitted Drg. No. 2021-070-002 P2 there are 2 dedicated parking spaces for the lodge. It is noted that the proposal does not formally provide parking for the additional staff however it is considered that staff parking, given the size and location of Chained Oak Farm, will be managed within the grounds.

Access;

Access will be via the existing vehicular access off Farley Lane which also serves Chained Oak Farm and Pink Lodge. Visibility at the access with Farley Lane is acceptable given the nature of the road at this location.

It is considered the proposal will not cause a significant increase in trip generation.

The proposal will not have a detrimental impact on the highway, I therefore have no objection to the proposal, application SMD/2022/0093.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority