



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:

Officer: Tracey Lunn

Our Reference: SMD20220026/DET

District Reference: DET/2022/0026

Date Received: 20-Jun-2022

Date Responded: 05-Jul-2022

Particulars of Development:

Change of Use of Agricultural Buildings to one Dwellinghouse (Use Class C3),

Location of Development:

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

Recommendation Summary: Acceptance

Site Visit Conducted on: 04-Jul-2022

Personal Injury Collisions;

Staffordshire County Council do not hold records of any Personal Injury Collisions on Reacliffe Road, Reacliffe Road is private and not adopted by the Highway Authority. The nearest adopted highway is Beat Lane, 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.

Background;

The property is accessed via a private driveway to Barnes Lea Farm off Reacliffe Road. Reacliffe Road is a private, single-track road and provides access to Barnes Lea Farm, Rudyard Lake small car park and other dwellings/farms. The nearest adopted highway is Beat Lane (Road No. C0072).

Description of Proposal;

Change of Use of Agricultural Buildings to one Dwellinghouse (Use Class C3).

Comments on Information submitted:

The proposal for a change of use from an agricultural building (currently a barn) into a 7-bed dwelling as detailed in submitted drawing (Planning Drawing BLF5-05 Rev C).

Access;

The access to the proposed dwelling will be via the driveway which serves Barnes Lea Farm off Reacliffe Road. No amendments to the access are proposed.

Parking;



It is noted that the proposal does not provide details of parking and turning within the red outline plan however it is considered that parking and turning, given the size and location of Barnes Lea Farm, will be managed within the grounds.

Trip generation;

The barn itself would have an existing planning use and trip generation; it is considered that the proposal would not cause a significant increase of trips.

The proposal will not have a detrimental impact on the adopted highway. I therefore have no objection (application number DET/2022/0026).

NOTE TO PLANNING OFFICER

Red line does not connect to the highway but only access route is an existing track (Reacliffe Road) which leads to Beat Lane.

Parking and turning has not been shown on submitted plans and within the properties red outline. This approval is given on the assumption that parking and turning will be secured within the communal amenity area.

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