



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:

Bamford Property Ltd Oakamoor, Staffordshire, ST10 3BQ

Officer: Tracey Lunn

Our Reference: SMD20210798V1

District Reference: SMD/2021/0798

Date Received: 12-Sep-2022

Date Responded: 29-Sep-2022

Particulars of Development:

Conservation and Change of Use of The Smithy to Guest Accommodation, Holiday Let.

Location of Development:

SMITHY COTTAGE, Smithy Cottage, Farley, STOKE-ON-TRENT, ST10 3BQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2022

Personal Injury Records;

Staffordshire County Council do not hold records of any Personal Injury Collisions on Smithy Lane as Smithy Lane is a private road.

Background;

The Smithy is located on Smithy Lane, a private road providing access to mainly residential properties. The nearest adopted highway is Wootton Lane. Wootton Lane is a C classification road (Road No. C0065) and is a main route running through the hamlet of Farley.

Public footpath (Footpath Name - Farley 2) runs along Smithy Lane.

Proposal;

Conservation and change of use of The Smithy to guest accommodation, holiday let.

Comments on Information submitted:

The barn formerly known as The Smithy is currently used as storage. It is proposed to convert the property into a 2-bedroom guest accommodation, holiday let.

Parking for The Smithy was not identified during the site visit or demonstrated within the submitted application documentation. However, The Smithy fronts onto and has pedestrian access from Smithy Lane which is private. It is considered that given the proposal is for a 2-bedroom holiday let that demand for guest parking would be low. Parking would take place on Smithy Lane and not migrate to the adopted highway (Wootton Lane). The proposal would not cause a significant increase in trip generation and therefore will not have a detrimental impact on the highway.



There are no objections on Highway grounds to the proposal, application SMD/2021/0798.

NOTES TO PLANNING OFFICER; The Application Form states there are 2 parking spaces proposed however this is not demonstrated on submitted plans.

Plans titled Slate detail 1A and Ridge tile access 4A received on 12/09/2022 are for aesthetic changes to the proposal and do not affect the highway. Previous response dated 07/03/2022 still applies.

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