



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 Chris Cooke Froghall Road, Froghall, Staffordshire, ST10 2HQ

Officer: Tracey Lunn

Our Reference: SMD20220469

District Reference: SMD/2022/0469

Date Received: 12-Sep-2022

Date Responded: 30-Sep-2022

Particulars of Development:

Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm.

Location of Development:

Hermitage Farm, Froghall Road, Froghall, Staffordshire, ST10 2HQ

Recommendation Summary: Acceptance

Site Visit Conducted on: 23-Sep-2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Froghall Road within 215 metres either side of the access drive to Hermitage Farm.

Background;

The site for the proposed holiday unit is located off Froghall Road (Road No. B5053). Froghall Road along this section is subject to a 60mph speed limit.

The proposed site is approximately 6 miles from Alton Towers, approximately 8 miles from Leek and Ashbourne is approximately 12 miles. There are several public rights of way footpaths within walking distance and public right of way footpath (Ipstones 1) runs through the grounds of Hermitage Farm.

Hermitage Farm is an established business providing holiday let accommodation.

Proposal;

Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm.

Comments on Information submitted:

It is proposed to demolish an existing poultry unit and to construct a holiday unit ancillary to Hermitage Farm. The proposed unit will have 3 bedrooms and parking for 2 vehicles as detailed on submitted plan titled Proposed Block Plan. Access to the proposed unit will be via the existing vehicular access off Froghall Road which also serves Hermitage Farm. Visibility at the access with Froghall Road is good.

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 (application SMD/2022/0469).

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