



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 L Millward 9, Waterfall Cottages, Basnetts, Wood Road,
Endon, Staffs, ST9 9DQ

Officer: Tracey Lunn

Our Reference: SMD20230050

District Reference: SMD/2023/0050

Date Received: 09-Feb-2023

Date Responded: 28-Feb-2023

Particulars of Development:

Replacement Farm Dwelling

Location of Development:

Yew Tree Farm, Eaves Lane, Armshead

Recommendation Summary: Conditional

Site Visit Conducted on: 28-Feb-2023

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Eaves Lane within 215 metres either side of the access track for the previous five years.

Background:

Yew Tree Farm is located off Eaves Lane (Road No. D1154). Eaves Lane is an unclassified rural road and is subject to a 60mph speed limit. Yew Tree Farm is accessed via a private track approx. 40m from Eaves Lane.

Description of Proposal:

Replacement Farm Dwelling.

Comment:

The proposal is for the demolition of the existing farmhouse and the construction of a replacement dwelling at Yew Tree Farm. The proposed dwelling will have 3 bedrooms. Parking has not been shown on the submitted plans. Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Access:

Access to the property will be via the existing private track to Yew Tree Farm. The Design and Access Statement states no amendments to the access are proposed. It was noted at the site visit that gates have been installed. It was also noted the current access is not constructed for use as a residential dwelling it is therefore necessary to bring the access up to standard, hence condition below.

Parking:

It is noted that the proposal does not provide details of parking within the red outline plan however it is considered that parking for 2 vehicles, given the size and location of Yew Tree Farm, will be managed within the grounds.



It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD2023/0050). Subject to the following being conditioned;

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5 (m) from the highway boundary and shall thereafter be retained for the lifetime of the development.

Reasons;

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Important Informative:

The works required within the above condition will require the relevant permit from our Traffic and Network Unit. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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