Form X

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

Applicant:
Mr A CorneZ Agri-Tradaco UK Ltd Little Lymford Farm, Tunstall Road, Bosley, SK11 0PB

Application Type: FULL

Officer: Tracey Lunn

Our Reference: SMD20230317

District Reference: SMD/2023/0317

Date Received: 04-Jul-2023

Date Responded: 18-Jul-2023

Particulars of Development:
Erection of holiday lodge to replace former timber holiday cabin together with associated access,parking and infrastructure

Location of Development:
Little Lymford Farm Tunstall Road,Bosley

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Jul-2023

Personal Injury Records;
Current records show that there were no personal injury collisions (PIC) on Tunstall Road within 215 metres either side of the access to the site from 31st December 2015 and 31st December 2020.

Background;
The site is located Tunstall Road (Road No. C0341) a C classification road it is subject to a 60-mph speed limit. Tunstall Road is a rural road with no footways or streetlighting.

Description of Proposal:
Erection of holiday lodge to replace former timber holiday cabin together with associated access,parking and infrastructure.

Comments on Information Submitted:
The proposal is to construct a holiday lodge to replace an existing cabin and the provision of an internal access track and parking area. The proposed replacement holiday lodge will be constructed on the same site as the existing unit. The holiday lodge will provide 3-bedroom accommodation (sleeping 4).

Parking;
As detailed on the submitted-on Site Plan 433-086C there are 2 dedicated parking spaces and turning for the lodge.

Access;
Access to the lodge will be via the existing vehicular access off Tunstall Road which also serves Little Lymford Farm.

A new internal access track to the lodge and the new parking area is to be constructed from the existing vehicular access track.

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

Staffordshire County Council

I have no objection to the proposal (application number SMD/2023/0317) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access track and parking/turning area has been provided as detailed in Site Plan 433-086C and kept as intended 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.

It was noted at the site visit that the hedge running in a northerly and southerly direction from the site/field access is overgrown and restricts drivers' visibility it would be beneficial to the applicant to ensure the hedge is cut back and regularly maintained.

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