



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:

E Shaw Greenacres Stables Farm, Akesmore Lane,
 Biddulph, Staffordshire, ST8 6RT

Officer: Nawaz Malik

Our Reference: SMD20230590

District Reference: SMD/2023/0590

Date Received: 12-Dec-2023

Date Responded: 27-Dec-2023

Particulars of Development:

Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array

Location of Development:

Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT

Recommendation Summary: Acceptance

Site Visit Conducted on: 25-Dec-2023

Personal Injury Collisions

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

Background

Akesmore Lane is an unclassified road (Road No. D1065) with a speed limit of 60 mph. Akesmore Lane has no footways on either side of the carriageway. The road is unlit.

Footpath Biddulph Town 16 runs to the south of the site which will not be affected.

History

SMD/2020/0544	Demolition of existing stable buildings and the construction of one detached bungalow
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Description of Proposal

Replacement of existing stable buildings with single 2 bedroom detached dwelling, landscaping features and a ground-mounted solar array.

Comment on Information submitted

There is an existing gated access which will be retained.

The proposal is for a 2 bedroom dwelling and 2 car parking spaces proposed. This is in line with the Staffordshire Moorlands parking standards.

No cycle facilities have been shown – this could be any secure, covered and weatherproof within the site curtilage.

Similarly, no bin storage has been shown and these can be accommodated within the curtilage.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

Note to Planning Officer

The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies.

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