



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 A Evans Stoney Rock Cottage Leek Road, Waterhouses,
Staffordshire, ST10 3LH

Officer: Tracey Lunn

Our Reference: SMD20230625

District Reference: SMD/2023/0625

Date Received: 12-Jan-2024

Date Responded: 31-Jan-2024

Particulars of Development:

Construction of a single holiday let cabin within garden curtilage of Stoney Rock Cottage.

Location of Development:

Stoney Rock Cottage Leek Road, Waterhouses

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Jan-2024

Personal Injury Records:

Current records show that there were not any Personal Injury Collisions on Milkgate within 215 metres either side of the access from 01/01/2019 to 31/12/2021.

Background;

The proposed cabin will be accessed via the driveway to Stoney Rock Cottage off Milkgate. Milkgate is an unclassified road (Road No. D1132), subject to a 60mph speed limit, and is a single-track rural road that does not have a system of streetlights or footways.

The property is approximately 8.5 miles from Leek and Ashbourne is approximately 7 miles.

Previous Application:

SMD/2022/0538 - Change of use, ancillary accommodation over a garage into guest accommodation – Acceptable to the Highways Authority.

Proposal:

Construction of a single holiday let cabin within garden curtilage of Stoney Rock Cottage.

Comments on Information submitted:

The proposal is for the construction of a single holiday let cabin within the garden of Stoney Rock Cottage.

The cabin will comprise of a living area, shower room and 1 bedroom.

The submitted plan titled Site Plans Drawing No. PL11 (Site Plan as Proposed) shows parking for the cabin which is considered sufficient given the cabin has 1 bedroom.

Access to the cabin will be via an existing access off Milkgate and will be shared with the domestic dwelling Stoney Rock Cottage and the guest accommodation (approved under SMD/2022/0538). There are no amendments to the access proposed or required. The access route to the site involves relatively



narrow rural country lanes. However, the addition of one, or two, tourist vehicles could not be described as having a severe effect on the highway.

I have no objection to the proposal (application number SMD/2023/0625) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking area has been provided as detailed in submitted plan titled Site Plans Drawing No. PL11 (Site Plan as Proposed) 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.

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