



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: RETROSPECTIVE APPLICATION

Our Reference: SMD20240033

Applicant:

Mr J Beaumont Bagnall Road, Bagnall, Staffordshire, ST9 9JY

Officer: Tracey Lunn

District Reference: SMD/2024/0033

Date Received: 23-Jan-2024

Date Responded: 11-Feb-2024

Particulars of Development:

Retrospective application for change of use from agricultural building to residential

Location of Development:

Croney Bank Farm Bagnall Road, Bagnall

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Feb-2024

Personal Injury Records;

Current records show that there no personal injury collision (PIC) on Bagnall Road within 215 metres either side of the access from 01/01/2019 to 31/12/2021.

Background;

Croney Bank Farm is located on Bagnall Road (Road No. C0187), a C classification road running from A53 to A52 and connecting Bagnall village. Bagnall Road is subject to a 60-mph speed limit, there is 1 streetlight (nr. to Salters Well Farm) and no footways.

Previous Applications;

SMD/2021/0131 – Barn Conversion to be linked with and form part of the main dwelling house – Conditioned by the Highway Authority

Proposal;

Retrospective application for change of use from agricultural building to residential.

Comments on Information submitted:

The application is retrospective for a change of use from an agricultural building to residential.

The agricultural building previously consisted of a workshop with living area, kitchen and bathroom above. The building has been converted into a 2-bedroom dwelling.

Access to the converted building is via the existing access to Croney Bank Farm and is in regular use. It was noted at the site visit the access has been improved (visibility and surface), vegetation has been removed.

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 within the curtilage of the dwelling. Parking spaces for 2 vehicles is detailed on Drg. No. 24-101-02 which is in accordance with the Parking Standards.



There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The parking identified on Drg. No. 24-101-02 is provided and thereafter retained for the life of the development.

REASON

To comply with NPPF; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

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