



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 & Mrs J Harrison

Application Type: PRIOR APPROVAL

Officer: Tracey Lunn

Our Reference: SMD20240005DET

District Reference: DET/2024/0005

Date Received: 29-Jan-2024

Date Responded: 11-Feb-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to two Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Location of Development:

1 Apesford Farm, Apesford Lane, Bradnop, Staffordshire, ST13 7EX

Recommendation Summary: Conditional

Site Visit Conducted on: 09-Feb-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Apesford Lane within 215 metres either side of the property access for five years.

Background;

The property is accessed via the existing private track off Apesford Lane. Apesford Lane is a C classification road (Road No. C0158), is a single-track rural road serving farms and Coombes Valley RSPB reserve and is subject to a 60mph speed limit.

It is noted that Public Footpath Bradnop and Cawdry 16 runs along the access track to Apesford Farm.

Previous Applications;

SMD/2019/0687 - Proposed conversion of 2 No. barns to 2 No. dwellings – Acceptable to the Highway Authority.

DET/2017/0028 - Change of use of agricultural building to two dwellinghouses (Class C3) – Acceptable to the Highway Authority.

Description of Proposal;

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to two Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion.

Comments on submitted information;

The application is to determine if prior approval is required for a proposed change of use of agricultural buildings to form 2 dwellings. Each dwelling will have 3 bedrooms. Parking for 2 vehicles is shown on the submitted plans and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The access to the proposed dwelling will be via the existing vehicular access which serves the farm buildings.

I hereby have no objection to the following application with the following condition being applied.

The development hereby permitted shall not be brought into use until the parking areas have been provided in accordance with Drawing Ref: 1571-AL48A and Drawing Ref: 1571-AL49A and shall thereafter be retained for the life of the development.

REASONS

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

NOTE TO PLANNING OFFICER

I note that the proposed location for this residential dwelling is potentially not in a sustainable location. By this I mean there are no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car. The neighbouring roads also have no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

It is noted that public footpath Bradnop and Cawdry 16 runs along the access track to the farm buildings/proposed dwellings. Staffordshire County Council Public Rights of Way Team are a consultee.

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