



**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 P Stirk Long Edge House Pines Lane, Pines Lane,  
Biddulph Park, Biddulph, Staffordshire, ST8 7SP

**Officer:** Tracey Lunn

**Our Reference:** SMD20240102

**District Reference:** SMD/2024/0102

**Date Received:** 06-Mar-2024

**Date Responded:** 20-Mar-2024

**Particulars of Development:**

Erection of oak framed garage with rear log store

**Location of Development:**

Long Edge House, Pines Lane, Biddulph Park, Biddulph, Staffordshire, ST8 7SP

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 19-Mar-2024

**Personal Injury Records:**

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

**Background;**

Pines Lane is a D classified (Road No. D1086), single track, rural road and has a speed limit of 60 mph.

**Previous Applications:**

SMD/2022/0167 - Erection of farm storage building – Acceptable to the Highway Authority.

SMD/2020/0292 - Change of use of garage to holiday let accommodation – Acceptable to the Highway Authority.

**Proposal:**

Erection of oak framed garage with rear log store.

**Comments on Information submitted:**

The proposal is for the construction of an oak framed garage with log store to the rear. The garage will be open to the front and measure 6m wide and 5.5m long (external measurement) the minimum internal measurement for a double garage as stated within the Staffordshire Moorlands Parking Standards should be 6m wide by 6m long.

The proposed garage will be accessed via the existing vehicle access off Pines Lane; no modification to the access is required or proposed.

It is noted that the existing hardstanding (within the site) will be extended to facilitate vehicular access to the proposed garage.

The proposal seeks to formalise parking with the provision of the garage. I have no objection (application number SMD/2024/0102).

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