



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:
 Greenacres Stables Farm, Akesmore Lane

Officer: Tracey Lunn

Our Reference: SMD20240117

District Reference: SMD/2024/0117

Date Received: 12-Mar-2024

Date Responded: 20-Mar-2024

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

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Mar-2024

Personal Injury Collisions;

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

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 or streetlights.

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

Previous Applications;

SMD/2023/0590 - Replacement of existing stable buildings with single detached dwelling, landscaping features and a ground-mounted solar array – Acceptable to the Highway Authority

SMD/2020/0544 - Demolition of existing stable buildings and the construction of one detached bungalow – Conditioned by the Highway Authority

Description of Proposal;

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

Comments on submitted information;

The proposal is to demolish the existing stable building and to construct a 2-bedroom dwelling. A ground-mounted solar array is also proposed and will be sited to the southwest of the dwelling.

Access to the proposed development will be via the existing access to the stables off Akesmoor Lane.

During the site visit it was noted that the access to the site off Akesmoor Lane is currently compacted grass/soil and the back edge of the highway is in poor condition. The rear of the carriageway edge is

breaking up and requires improvement to prevent this from deteriorating further and to bring the access up to residential standard.

The proposals as per Drawing Number PL01A, will have 2 off highway parking space (2.4 x 4.8m space) as in accordance with Staffordshire Moorlands Parking Standards.

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

1 Before the proposed development is brought into use, the access driveway from the rear of the public highway shall be constructed in a bound and porous material for a minimum distance of 5m in accordance with details to be first submitted to and approved by the Planning Authority which shall thereafter be retained for the life of the development.

2 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved Drawing Number PL01A and shall thereafter be retained for the lifetime of the development.

3 The access gates shall remain open or removed.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

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.

Gates are indicated on submitted plans but do not show the location of the gates, however, it was noted at the site visit the gates are approx. 1m rear of the carriageway. The gates should be removed or remain open as stated in Condition 3 above to ensure vehicles are not left stationary on Akesmore Lane whilst drivers are hindered opening the gates.

No cycle facilities have been shown – this could be any secure, covered and weatherproof within the site curtilage. No bin storage has been shown and these can be accommodated within the curtilage.

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