



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 G Hollins
 Tongue Lane Farm,
 Tongue Lane,
 Brown Edge,
 Staffordshire, ST6 8UQ
Officer: David Plant

Our Reference: SMD20240085

District Reference: SMD/2024/0085

Date Received: 29-Feb-2024

Date Responded: 19-Mar-2024

Particulars of Development:

Conversion and alteration of 2no. agricultural buildings to form 2no. dwellinghouses and associated works

Location of Development:

Tongue Lane Farm Tongue Lane, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Mar-2024

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with the approved drawing 1848-05 Site Plan.
2. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved drawing 1848-05 Site Plan.

REASONS

All To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

NOTES TO PLANNING OFFICER

Application is for barn conversions.

Tongue Lane is single track with few passing places. Speeds and volumes are low. Application site is not in the most sustainable of locations. Private car is likely to be required for the majority of journeys. While the barns may have an existing trip generation, conversion to residential will intensify use of the access and of Tongue Lane by private car. However, barns are existing buildings and there is an existing farmhouse at the site. Vehicles already access this site. Visibility at the access is good.

Current records show that there were no Personal Injury Collisions on Tongue Lane within 215m either side of the property access in the previous five years.

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