



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: SMD20240110

Applicant:

Mr Attenborough C/O Agent Sammons Architectural Ltd, 10
Cawdry Buildings, Fountain Street, Leek, ST13 6JP

Officer: Tracey Lunn

District Reference: SMD/2024/0110

Date Received: 07-Mar-2024

Date Responded: 21-Mar-2024

Particulars of Development:

Retrospective application for change of use of a detached outbuilding into self contained ancillary accommodation

Location of Development:

Butterlands Equestrian Centre, Butterlands Farm, Top Road, Biddulph Moor

Recommendation Summary: Conditional

Site Visit Conducted on: 07-Mar-2024

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Top Road within 215 metres of the property from 01/01/2019 to 31/12/2021.

Background:

The property is located on Top Road (Road No. C0173). Top Road is subject to a 60mph speed limit, there are no footways or streetlighting.

Live Planning Applications:

SMD/2024/0092 - New Access and Parking Area.

Description of Proposal:

Retrospective application for change of use of a detached outbuilding into self-contained ancillary accommodation.

Comments on Information Submitted:

The proposal is for a retrospective change of use of a detached outbuilding into self-contained ancillary accommodation. The building consists of a kitchen, shower room and living with a mezzanine bedroom above.

Access to the unit is via the existing access to the farmhouse which is provided off Top Road; visibility at the access is good.

Parking is not shown on the submitted plans however, it is noted the application form states there is parking for 3 vehicles. Having visited the site, and from Google Streetview (aerial photography) it is considered there is sufficient parking within the farmyard to accommodate parking for the farmhouse and ancillary accommodation.

Submitted application SMD/2024/0092 for a new access and parking area if approved could provide parking for 3 vehicles.

The proposal will not have a detrimental impact on the adopted highway and therefore there are no objections on Highway grounds to the proposed development subject to the following condition:-

The development hereby permitted shall remain ancillary to Butterlands Farm and shall not be sold or let independently.

REASONS:

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

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