



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 S. Plant MANOR PARK FARMHOUSE, Manor Park
Farmhouse, Park Lane, STOKE-ON-TRENT, ST10 1TH

Officer: Tracey Lunn

Our Reference: SMD20240132

District Reference: SMD/2024/0132

Date Received: 15-Apr-2024

Date Responded: 02-May-2024

Particulars of Development:

Proposed general purpose agricultural building to house and lamb sheep and for the storage of fodder and implements.

Location of Development:

MANOR PARK FARMHOUSE, Manor Park Farmhouse, Park Lane, STOKE-ON-TRENT, ST10 1TH

Recommendation Summary: Acceptance

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions:

Current records show that there was not any personal injury collision (PIC) on Park Lane within 43m of the access to the site from 01/01/2019 to 31/12/2021.

Background:

Park Lane (Road No. D1150) is categorized as an unclassified road with a speed limit of 30mph. Lacking footways on either side, the road remains unlit. As it extends beyond residential areas, Park Lane gradually narrows and exhibits signs of deterioration in certain sections. Eventually, Park Lane diverges into two tracks and is shared with public footpath Cheadle 46 at which point it ceases to be adopted highway.

Previous Application:

SMD/2023/0341 - Demolition of existing stable and erection of a single detached dwelling with associated hard and soft landscaping works and means of access— Acceptance by the Highway Authority.

Description of Proposal:

Proposed general purpose agricultural building to house and lamb sheep and for the storage of fodder and implements.

Comments:

The proposal is to construct an agricultural building intended for housing lambs and sheep, as well as storing fodder and equipment. The proposed location is southeast of the current building, depicted in drawing No. 1144-002. The building's dimensions are stated to be 13.7m long by 12.2m wide, providing a total floor area of 167.22m². It will be divided into 2 sections: 1 for storing fodder, bedding and implements, and the other for housing livestock.

The proposal is in line with the existing agricultural use of the land, and it is considered that no significant additional trips will be generated.



I hereby have no objection to the proposal (SMD/2024/0132).

Note to Planning Officer;

A section of the access track to the site and Park Lane is shared with public footpath Cheadle 46 it is noted that Staffordshire County Council Public Rights of Way Team have not been consulted.

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