



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 & Mrs Siekacz Baileys Hill Farm, Over The Hill, Biddulph Moor, ST8 7LA

Officer: Tracey Lunn

Our Reference: SMD20240236

District Reference: SMD/2024/0236

Date Received: 28-Jun-2024

Date Responded: 16-Jul-2024

Particulars of Development:

Detached Garage

Location of Development:

Baileys Hill Farm Over The Hill, Biddulph Moor

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Over The Hill within 43 metres of the access to Baileys Hill Farm from 30/12/2019 to 29/12/2022.

Background;

The property is located on Over The Hill (Road No. D1082) a D classification road with a speed limit of 30-mph speed limit. Over the Hill is a rural road with no streetlights or footways.

Previous applications;

SMD/2023/0463 - Proposed Detached Garage – Highway Authority not consulted – Refused by Staffordshire Moorlands District Council.

SMD/2022/0218 - Change of use and alterations of existing garage to form single dwellinghouse with associated parking and amenity space – Acceptable to the Highway Authority – Permission Granted by Staffordshire Moorlands District Council.

Description of Proposal:

Detached Garage.

Comments on Information Submitted:

The proposal is for the construction of a detached single garage. The proposed garage internal dimensions of 3m wide x 6m long complies with the minimum internal dimensions for a single garage as stated within the Staffordshire Moorlands Parking Standards.

Submitted plan Drg. No. 2022-2667-05 Rev D shows the garage is to be constructed on the site of a chicken coop (to be demolished) however it is noted that this area of the yard was also identified as garden and parking on previous application and approval granted under SMD/2022/0218.

Access to the proposed garage will be via the existing vehicular access to the farm.



It is considered the proposal does not have a detrimental impact on the highway. I have no objection (application number SMD/2024/0236).

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