



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: PRIOR APPROVAL

Applicant:

Mrs Bailey Weatherworth manor Farm, Cooks lane,
 Bradnop, ST13 7HA

Officer: Tracey Lunn

Our Reference: SMD20240033DET

District Reference: DET/2024/0033

Date Received: 27-Aug-2024

Date Responded: 12-Sep-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to one Dwellinghouse (Class C3), which may include extension of the building and/or building operation

Location of Development:

WEATHERWORTH MANOR FARM Cooks Lane Bradnop

Recommendation Summary: Acceptance

Site Visit Conducted on: 05-Sep-2024

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Cooks Lane or Ashbourne Road within 160 metres either side of the junction with Cooks Lane from 30/12/2019 to 29/12/2022.

Background;

The property is situated approximately 300m north of Cooks Lane. Cooks Lane is an unclassified road (Road No. D1003) with a speed limit of 60 mph; it is a rural lane with no footways or street lighting. Ashbourne Road is an A classified road with a speed limit of 50mph. Public rights of way footpaths Bradnop and Cawdry 38, Bradnop and Cawdry 24 and Bradnop and Cawdry 38 converge and run along Cooks Lane.

Previous Application;

DET/2023/0018 - Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion – Acceptance by Highway Authority.

Proposal;

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to one Dwellinghouse (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of agricultural buildings to form 1 dwelling. The dwelling will have 2 bedrooms. The proposed single storey extension to the side elevation of the property will provide a utility room.

Access:

Access to the site is existing and currently provides access to Weatherworth Manor Farm.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The submitted plan titled Site Plan shows parking and turning for 2 vehicles and therefore meets with the Parking Standards. However, given the distance of the proposed dwelling from the adopted highway it is considered that if further parking is required it would be managed within the site.

I have no objection to the proposal (application number DET/2024/0033).

NOTE TO PLANNING OFFICER

I note that the location of the residential dwelling is not in a sustainable location. By this I mean there are no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car. There is no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

Public footpaths Bradnop and Cawdry 38, Bradnop and Cawdry 24 and Bradnop and Cawdry 38 converge and run along Cooks Lane.

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