



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: VARIATION OF
CONDITION

Our Reference: SMD20240388

Applicant:

Mr C. Taylor Springfields Farm, Hulme Lane, Werrington,
Staffordshire, ST3 5BH

Officer: David Plant

District Reference: SMD/2024/0388

Date Received: 28-Aug-2024

Date Responded: 12-Sep-2024

Particulars of Development:

Application for a Variation of Condition 17
in relation to application SMD/2024/0147

Location of Development:

Springfields Farm Hulme Lane, Werrington

Recommendation Summary: Acceptance

Site Visit Conducted on: 11-Sep-2024

NOTES TO PLANNING OFFICER

Application is to vary condition to allow use of an area of land for various purposes for up to 28 days in a calendar year.

The site has a commercial use as an ice cream farm. Use of the land for various purposes would normally be permitted under PD rights. Use of part of the land for various purposes may attract additional visitors but this would be as part of the use of the ice cream farm use. The area of land may also be used intermittently for overflow parking, which should be encouraged, particularly in conjunction with any other use.

Access improvements were proposed and conditioned under SMD/2023/0422. This variation will have no effect on required access improvements.

Current records show that there was 1 personal injury collisions (PIC) on Hulme Lane within 215metres either side of the access in the previous five years. This prior to the use as an ice cream farm. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development, particularly with the proposed visibility and access improvements.

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