



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 M Underwood Hodgefields Farm Ladymoor Lane,
 Ladymoor Gate, Brown Edge, Staffordshire, ST6 8UD

Officer: Tracey Lunn

Our Reference: SMD20240416

District Reference: SMD/2024/0416

Date Received: 19-Sep-2024

Date Responded: 09-Oct-2024

Particulars of Development:

Ancillary Residential Accommodation

Location of Development:

Hodgefields Farm, Ladymoor Lane, Ladymoor Gate, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2024

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Ladymoor Lane within 215 metres of the access to Hodgefields Farm from 30/12/2019 to 29/12/2022.

Background;

The site is located off Ladymoor Lane (Road No. C0173) a C classification road, it is a rural road and is subject to a 60-mph speed limit, there are no footways or streetlights.

Hodgefield Farm (host property) has 2 bedrooms.

Previous Planning Applications;

SMD/2023/0036 - Replacement Agricultural building to house livestock and store fodder and implements – Approved by Staffordshire Moorlands District Council.

DOC/2021/0059 - Discharge of condition 4 in relation to SMD/2019/0605 – Approved by Staffordshire Moorlands District Council.

SMD/2019/0605 - Erection of carport – Accepted by Highway Authority - Approved by Staffordshire Moorlands District Council.

Description of Proposal:

Ancillary Residential Accommodation.

Comments on Information Submitted:

The proposal is for the conversion and alteration of an existing stone outbuilding (shown as office on the submitted Block Plan) into residential accommodation that will be ancillary to Hodgefields Farm. The proposed accommodation will have 2 floors and comprise of an open kitchen, living, dining room and 1 bedroom with wet room/WC above. It is proposed to construct a link between the proposed accommodation and the main house.

Access to the building will be via the existing vehicular access to Hodgefields Farm (off Ladymoor Lane).

Staffordshire Moorlands Parking Standards state for a property of up to 3 bedroom requires parking for 2 vehicles. Parking is not shown on the submitted plan however, it is considered there is sufficient parking for 2 vehicles within the curtilage of the property and can accommodate parking for both Hodgefields Farm and the proposed dwelling.

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 Hodgefields 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