



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 J. Milner J M Milner Steel Framed Buildings Ltd
 HOMELAND FARM, Homeland Farm, Sarver Lane,
 STOKE-ON-TRENT, ST10 2PD

Officer: Tracey Lunn

Our Reference: SMD20240415

District Reference: SMD/2024/0415

Date Received: 20-Sep-2024

Date Responded: 09-Oct-2024

Particulars of Development:

Proposed extension to existing manufacturing building to provide an office with facilities.

Location of Development:

Homeland Farm, Sarver Lane, Dilhorne, Staffordshire, ST10 2PD

Recommendation Summary: Conditional

Site Visit Conducted on: 23-Sep-2024

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions (PIC) on High Street, the nearest adopted road, within 50 metres either side of Sarver Lane from 30/12/2019 to 29/12/2022.

The access road (Sarver Lane) to the property is not adopted by Staffordshire County Council, PIC data is not held on private roads.

Background;

The property is located on Sarver Lane a private road with no footways or streetlights. The nearest adopted road is High Street (Road No. C0101), where there are footways and street lighting. High Street is the main route running through Dilhorne village.

Previous Application;

SMD/2023/0605 - Proposed office building with welfare facilities ancillary to the existing manufacturing business – Conditioned by Staffordshire Highway Authority - Refused by Staffordshire Moorlands District Council.

Public footpath Dilhorne 23 runs along Sarver Lane.

Description of Proposal;

Proposed extension to existing manufacturing building to provide an office with facilities.

Comments on Information Submitted;

The original proposal SMD/2023/0605 was for a detached building to provide welfare facilities/office/training room to the existing manufacturing business (total internal floor space of 54m²). The application was refused by Staffordshire Moorlands District Council and a new application this application SMD/2024/0415 has been submitted.

This proposal is for the extension of the existing building (manufacturing building) to provide office with facilities. The proposed extension will measure 6m by 12m (total internal floor space of 72m²).

The previous application (SMD/2023/0605) proposed 5 spaces to the front of the manufacturing building with an additional 6 spaces to the front of the agricultural building providing 11 spaces in total.

The proposed extension will be constructed on the site of the 5 parking spaces however, to compensate for the loss of the spaces an additional 3 spaces are to be added to the 6 spaces to the front of the agricultural building providing 9 spaces in total. There will be an overall loss of 2 spaces.

It is noted that the current number of staff FTE of 12 and the proposed additional 2 full time staff making a total of 14 staff.

It is noted on google streetview images and during the site visit, it was observed that there is ample space within the site boundary (the red outline plan) to accommodate additional parking. Considering the site's location, any necessary extra parking arrangements would be managed within the site.

The proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2024/0415) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking areas have been provided as detailed in Drg. No. 1114-002 Rev C and kept as intended for the lifetime of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer

It is noted that public footpath Dilhorne 23 runs along Sarver Lane, SCC Public Rights of Way team have not been consulted on the proposal.

Sarver Lane is an unadopted private road. The applicants should ensure they have appropriate rights to carry out the works.

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