



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:

P and A Woodward GREENTREE FARM, Greentree Farm,
LEEK, ST13 8PN

Officer: Tracey Lunn

Our Reference: SMD20240434

District Reference: SMD/2024/0434

Date Received: 02-Oct-2024

Date Responded: 17-Oct-2024

Particulars of Development:

Proposed self build replacement dwelling

Location of Development:

Greenacres, Green Lane, Rudyard, Staffordshire, ST13 8PN

Recommendation Summary: Acceptance

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on within 215 metres on Green Lane (nearest adopted highway) either side of the access track to the property from 30/12/2019 and 29/12/2022.

Background:

Greenacres is located off Green Lane (Road No. D1090). Green Lane is an unclassified rural road and is subject to a 60mph speed limit. Greenacres is accessed via a private track serving several dwellings and farms and is approx.440m from the adopted highway (Green Lane).

Public rights of way footpath Horton 33 runs south of the property.

Description of Proposal:

Proposed self build replacement dwelling.

Comment:

The proposal is for the construction of a replacement dwelling at Greenacres. The proposed dwelling will have 4 bedrooms. Parking and turning for 3 vehicles are detailed on DRAWING NUMBER 24/677/05 and is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Access to the property will be via the current shared private track.

It is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2024/0434).

Note to Planning Officer:

It is noted that public footpath Horton 33 runs south of the property. It is noted that Staffordshire County Council Public Rights of Way Team have not been consulted.

The red outline plan does not connect with the adopted highway.

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