



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. & Mrs. J Harrison c/o Rob Duncan Planning
Consultancy Ltd., 28 Ferndale Road, Lichfield,
Staffordshire, WS13 7DJ

Officer: Tracey Lunn

Our Reference: SMD20240529

District Reference: SMD/2024/0529

Date Received: 04-Dec-2024

Date Responded: 18-Dec-2024

Particulars of Development:

Erection of replacement dwelling

Location of Development:

Apesford Farm Apesford Lane, Bradnop

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Dec-2024

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Apesford Lane within 215 metres either side of the property access from 30/12/2019 to 29/12/2022.

Background;

The property is accessed via the existing private track to Apesford Farm off Apesford Lane. Apesford Lane is a C classification road (Road No. C0158), is a single-track rural road serving farms and Coombes Valley RSPB reserve and is subject to a 60mph speed limit.

It is noted that Public Footpath Bradnop and Cawdry 16 runs along the access track and to the west of the proposed replacement dwelling.

Previous Applications;

SMD/2024/0339 - Change of use from former agricultural shippin to form 1no. dwellinghouse-
Acceptable to Highway Authority

SMD/2023/0624 - Erection of part two storey / part single storey rear extensions – Granted Permission
by Staffordshire Moorlands District Council.

The farmhouse was previously granted planning permission to extend (SMD/2023/0624) an application
for a change of use of the agricultural shippin to form 1no. dwellinghouse was also granted under
SMD/2024/0339.

Description of Proposal;

Erection of replacement dwelling.

Comments on submitted information;

The application is for the construction of a replacement dwelling at Apesford Farm. The new dwelling
will have 3 bedrooms.



The existing farmhouse will be demolished, the existing shippon is to be retained. The replacement dwelling will be constructed to the south of the existing farmhouse as shown in submitted plan Drawing Ref: 1571-AL50E, on the site of an agricultural building.

The access to the proposed dwelling will be via the existing vehicular access which serves the farm buildings.

Parking for 2 vehicles is shown on the submitted plans and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

I hereby have no objection to the following application with the following condition being applied.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with Drawing Ref: 1571-AL50E and shall thereafter be retained for the life 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 Bradnop and Cawdry 16 runs along the access track to the farm buildings/proposed replacement dwelling. Staffordshire County Council Public Rights of Way Team are a consultee.

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