



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: COU

Applicant:

G & J Clark Longshaw Farm, Bradnop, Staffordshire

Officer: Tracey Lunn

Our Reference: SMD20240053DET

District Reference: DET/2024/0053

Date Received: 03-Dec-2024

Date Responded: 19-Dec-2024

Particulars of Development:

Proposed change of use of a former agricultural building
to a further flexible commercial use

Location of Development:

Holly Dale Farm Douse Lane, Bradnop

Recommendation Summary: Refusal

Site Visit Conducted on: 17-Dec-2024

- 1 Insufficient Information
- 2 Proposed development does not propose any parking

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when;

- details of the number of hotel bedrooms
 - parking for appropriate number of vehicles;
- are included in the application.

NOTES TO PLANNING OFFICER

There is insufficient information on this application, no application form or planning statement has been provided. A letter informing of the change from a gymnasium to Hotel C1 with a change of use of 1st March 2024 and a location plan has been submitted.

No parking is shown for the change of use and there does not appear to be adequate space within the red line for any parking.

Further information is required on the numbers of hotel bedrooms, numbers of staff and parking spaces for both guests and staff. Revised drawings are required showing parking for the development.

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