



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: PRIOR APPROVAL

Applicant:

Mr Rob Dale LODGEDALE FARM, Lodgedale Farm, Main Road, HOLLINGTON, ST10 4HS

Officer: David Plant

Our Reference: SMD20240050DET

District Reference: DET/2024/0050

Date Received: 19-Nov-2024

Date Responded: 29-Nov-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to 7 Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

Location of Development:

LODGEDALE FARM, Lodgedale Farm, Main Road, HOLLINGTON, ST10 4HS

Recommendation Summary: Refusal

Site Visit Conducted on: 20-Nov-2024

1. Conflicting Information
2. Application site is in a relatively unsustainable location with little practical alternative to the use of private car.

REASONS

ALL In conflict with NPPF Paragraph 115 and 117; in conflict with SMDC Local Plan Policy DC1

2. In conflict with NPPF Paragraph 115, 117; in conflict with SMDC Local Plan Policy T1, T2; contrary to the interests of pedestrian safety; contrary to the interests of sustainable transport

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

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

- clarification of access to parking bays;
- clarification of future function of weighbridge;
- consideration of options for pedestrians and alternative forms of transport;
- consideration of the effect on travel to school;

are included in the application.

NOTES TO PLANNING OFFICER

Application is to convert a large barn into 7 dwellings of between 2 and 3 bedrooms

Proposed site layout shows each dwelling with two parking spaces which is in accordance with Local Plan parking standards. However, this proposed drawing also shows a weighbridge directly adjacent to the parking bays for three of the dwellings. The weighbridge is not mentioned anywhere in the application. There are no details as to whether it is existing or proposed, in use or redundant, to be brought into use or removed. If it is to remain or be brought into use, is this appropriate directly adjacent to residential dwellings and parking?

Red line does not connect to the highway. Planning Statement states access will be via Lockers Bank (para 5.2). It also states that access is via Main Road or Lockers Bank (para 2.3)

The conclusion in para 5.3 does not take into account pedestrians. The site is isolated and not in a sustainable location. There are no footways between the site and the nearest facilities. Upper Tean is approx 4km away.

7 dwellings including 2 three bed dwellings could well include school age children. There is no consideration of how they will get to school or how high school travel would be provided/funded.

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