



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:

Patricia Kirkham Gratton Hall Farm, Gratton Hall Lane,
Gratton, ENDON, Stoke-on-Trent, ST9 9AW

Officer: Tracey Lunn

Our Reference: SMD20240510

District Reference: SMD/2024/0510

Date Received: 19-Dec-2024

Date Responded: 08-Jan-2025

Particulars of Development:

Refurbishment of existing farmhouse; Conversion and change of use of attached agricultural 'shippon' and 'lean-to' (Building A) as an extension to existing farmhouse, including external alterations; Demolition of existing agricultural buildings (Buildings

Location of Development:

Hollins Farm Hollins Lane, Hazelcross, Kingsley

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Jan-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Hollins Lane within 215 metres either side of the access from 30/12/2019 to 29/12/2022.

Background;

Hollins Lane is a C classified road (Road No. C0151) with a speed limit of 60 mph. Hollins Lane is a single-track rural lane serving mainly agricultural properties, there are no footways or streetlights.

Footpaths Kingsley 36 and Kingsley 38 runs to the north and south of the site.

Description of Proposal;

Refurbishment of existing farmhouse; Conversion and change of use of attached agricultural 'shippon' and 'lean-to' (Building A) as an extension to existing farmhouse, including external alterations; Demolition of existing agricultural buildings (Buildings B & C); Proposed new annex to the existing farmhouse in place of the proposed demolition of existing equestrian building (Building D) and; Proposed new detached double garage (Building E) in place of former agricultural building (Building C), outhouse and existing static caravan.

Comments on submitted information;

The proposal is to refurbish the existing farmhouse and the conversion of an attached shippon and lean-to will provide an extension to the farmhouse. The conversion of the shippon will provide a kitchen, dining and utility and the lean-to will become a lounge. The existing garage attached to the farmhouse will be converted into a study with ensuite.

Internal changes to the ground floor will convert the sitting room, pantry and kitchen into a hall and a bedroom, the current 2 bedrooms and bathroom above will remain. Given the study has an ensuite it could be considered that the study maybe or is intended to be used as a bedroom providing a total of 4 bedrooms.

2 agricultural buildings are proposed to be demolished (buildings B and C) and the new detached double garage with parking and turning area will replace the demolished building C. The existing equestrian building (building D) will be demolished and a new 2-bedroom annex to the farmhouse is proposed.

The minimum internal measurements for the proposed garage are 6.2m wide by 5.2m long, this does not meet with the Staffordshire Moorlands Parking Standards which are for a double garage 6m wide by 6m long.

The proposals as per drawing 2317 AL09E – Site Plan as proposed show a parking and turning area measuring 9.3m wide by 6m long, it is also considered that additional parking would be available within the existing farmyard area. Therefore, there is sufficient space for parking within the proposed parking and turning area and the existing farmyard for the 4-bedroom farmhouse and the 2-bedroom annex.

Access will be via the existing access to Hollins Farm farmhouse off Hollins Lane. However, during the site visit it was noted that the access to the site was deep/rutted mud, and the back edge of the highway and access appeared to be in poor condition, this requires improvement to prevent the back edge of the highway from deteriorating further and to bring the access up to residential standard.

There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 Before the proposed development is brought into use, the access driveway from the rear of the public highway shall be constructed in a bound and porous material for a minimum distance of 5m in accordance with details to be first submitted to and approved by the Planning Authority which shall thereafter be maintained for the life of the development.

2 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved drawing 2317 AL09E – Site Plan as proposed and shall thereafter be retained for the lifetime of the development.

3 Any gates shall be set back a minimum of 5m rear of the carriageway edge and shall open away from the highway.

4 The proposed annex hereby permitted shall remain ancillary to Hollins Farm, Hollins Lane, Hazelcross, Kingsley, and shall not be sold, let or occupied independently.

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

Note to Planning Officer:

Gates are indicated on submitted plan 2317 AL08B – Site Plan as existing however, submitted plan 2317 AL09E – Site Plan as proposed states existing gateway to be maintained but gates are not identified on the plan. It was noted at the site visit the gates are approx. 3m rear of the carriageway. The gates should be re sited to a minimum of 5m rear of the highway as stated in Condition 3 above to ensure vehicles are not left stationary on Hollins Lane whilst drivers are hindered opening the gates.

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