



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 E. Gibson C/O Agent

Officer: Tracey Lunn

Our Reference: SMD20240419

District Reference: SMD/2024/0419

Date Received: 06-Jan-2025

Date Responded: 24-Jan-2025

Particulars of Development:

Demolition of existing agricultural building and construction and extension of agricultural building and covered muck store (part retrospective).

Location of Development:

Somerdale Farm Lodge, Barn Road, Knypersley, Staffordshire, ST8 7NS

Recommendation Summary: Acceptance

Site Visit Conducted on: 22-Jan-2025

Personal Injury Collisions:

Lodge Barn Road is a private road, Staffordshire County Council do not hold Personal Injury Collision (PIC) data on private roads. The nearest adopted road is Park Lane. Current records show that there were not any (PICs) on Park Lane within 50 metres either side of Lodge Barn Road from 30/12/2019 to 29/12/2022.

Background:

Somerdale Farm is located on Lodge Barn Road, a private road that serves farms and some residential properties. The nearest adopted road is Park Lane (Road No. C0355) which is approx. 380m north of the property.

Public right of way Biddulph Town 137 runs along Lodge Barn Road and Biddulph Town 138 connects with Biddulph Town 137 and runs south of Somerdale Farm.

Previous Application:

SMD/2022/0311 - Certificate of Lawfulness for demolition of existing shed and replacement with new steel framed livestock housing (12m x 8m) – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Demolition of existing agricultural building and erection and extension of agricultural building and covered muck store (part retrospective).

Comments:

The proposal is to demolish an existing portal frame agricultural building and for retrospective permission for the retention of an agricultural building and a covered muck area. It is also proposed to extend the retained agricultural building.

The agricultural building already constructed consists of 4 bays which will be used by cattle and calves. The proposal for the extension to the agricultural building will provide a further 4 bays making a total of 8

bays. The additional 4 bays will be used, 2 for sheep and 2 for pigs. Unoccupied bays will be used for the storage of general agricultural feed stuffs such as corn, hay and straw. The agricultural building would also provide storage for farming implements which are currently stored in the portal frame building to be demolished.

The proposed development would be served by the existing access point which currently serves the site.

The proposal is in line with the existing agricultural use of the land, and it is considered that no significant additional trips will be generated.

I hereby have no objection to the proposal (SMD/2024/0419).

Note to Planning Officer:

Public Footpath Biddulph Town 137 runs along Lodge Barn Road and Biddulph Town 138 connects with Biddulph Town 137 and runs south of Somerdale Farm, it is noted that Staffordshire County Council Public Rights of Way Team have not been consulted.

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