



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:

Woodhead Hall Estates Woodhead Hall, Cherry Lane,
 Staffordshire, United Kingdom, ST10 4QS

Officer: David Plant

Our Reference: SMD20220610V3

District Reference: SMD/2022/0610

Date Received: 14-Feb-2025

Date Responded: 04-Mar-2025

Particulars of Development:

15 Proposed holiday lodges
 (Additional information received)
 (Revised Plans received)

Location of Development:

Woodhead Hall Cherry Lane Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Feb-2025

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

REASON

To comply with NPPF Paragraph 116, 117; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is now for 6 holiday lodges.

Revised Transport statement has been submitted which clarifies the trip generation figures. The upper figures quoted are anecdotal. However, even taking this into account, the expected TRICS trip generation of the previous uses of the overall site of 119 trips a day is greater than the likely trip generation of the proposed use of 11 trips per day.

While previous uses of the site are referenced, it should be noted that this proposal is on a currently undeveloped part of the site and will not necessarily be directly replacing an existing use. However, the previous use has informally ceased and a separate planning application is under consideration which would replace the previous use.

Site is not in a sustainable location. Visitors to holiday lodges are likely to travel by private vehicle to provide transport to the lodges and to nearby sites. Its rural location may be an attraction.

Overall, the proposal for six one bed lodges is unlikely to have a severe effect on the highway.

Proposal has been reduced in number and in size of individual lodge. The size of the lodges could no longer constitute dwellings. A single parking space per one bedroom lodge is reasonable.

TS states that angling demand is in the region of 3 - 4 trips per day on average. There is no information on likely maximum demand or number of stands. The pond is approximately 1km from the highway. Any overspill parking will not affect the highway.

Red line does not connect to the adopted highway. Cherry Lane is a private unadopted road which is single track with occasional passing places. It would benefit from maintenance but is outside the red line and has multiple users.

As Cherry Lane is outside the red line and is private, developer should ensure they have appropriate rights and permissions to carry out the development.

There appears to be a route between Cherry Lane and the restaurant at Hales Hall. Is this formal? Or could it be made formal? Or permissive for access to the restaurant? Otherwise, to reach the nearest restaurant would require walking in the carriageway of B5417.

Visibility at Cherry Lane is restricted. However an existing/previous trip generation is accepted through the Cherry Lane junction which was greater than the proposed overall trip generation of the lodges. Access route through to Lockwood Lane should be provided to provide choice.

Para 4.8 now refers to refuse collection by private collection. No details of the size of collection vehicle or swept paths are included. AES waste have confirmed there are no issues with waste collection.

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