



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 K Carr c/o Rob Duncan Planning Consultancy Ltd., St.
Mary's Old School, Minster Pool Walk, Lichfield,
Staffordshire, WS13 6QT

Officer: Tracey Lunn

Our Reference: SMD20250068

District Reference: SMD/2025/0068

Date Received: 17-Mar-2025

Date Responded: 11-Apr-2025

Particulars of Development:

Conversion, alteration and extension of agricultural building to form dwellinghouse, and associated works

Location of Development:

LAND NORTH EAST OF Brund Lane, Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Apr-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Brund Lane within 215 metres either side of the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Brund Lane (Road No. D1103) an unclassified road with a speed limit of 60 mph. There are no footways or system of streetlights along Brund Lane.

Proposal;

Conversion, alteration and extension of agricultural building to form dwellinghouse, and associated works 1 bedroom dwelling.

Comments on Information submitted:

The application is for the conversion, alteration and extension of an agricultural building to form a 1-bedroom dwelling.

Access:

Access to the site will be via an existing access that is shared and provides access to a field and an electrical substation. Public footpath Cheddleton 21 runs through the field and exits via a stile alongside the field gate. It was noted at the site visit the access to the site is gated, the gates are set well back (approx. 6m at its nearest point) from the highway (required minimum of 5m rear of the highway) and therefore are acceptable to the Highway Authority.

Visibility:

Visibility at the access due to the location of the access and the alignment of the road is restricted in both directions. It was noted at the site visit that vegetation, prior to and on the bend, approximately 27m northwest of the access restricts drivers' visibility, this can be improved by the cutting back of the vegetation.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms or more bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted Drawing Ref Drawing Ref 1907-03 shows a parking and turning area sufficient for 2 vehicles and therefore meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2025/0068) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan Drawing Ref 1907-03. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material in accordance with the approved plan Drawing Ref 1907-03.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

Please note that the surfacing of the access drive works rear of the highway may require a Permit to Dig due to the proximity of the works to the adopted highway. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

Note to Planning Officer;

The access to the site is shared with an existing access to a field and substation. It is proposed to tarmac the access; it is noted the section of access for improvement is within the red outline plan.

Public footpath Cheddleton 21 runs along the field and through the access onto Brund Lane, Staffordshire County Council Public Rights of Way Team appear to have not been consulted.

Visibility at the access due to the location of the access and the alignment of the road is restricted in both directions. However, it was noted that vegetation, prior to and on the bend, approximately 27m northwest of the access restricts drivers' visibility, recommended visibility improvement can be achieved by cutting back the vegetation. The section of vegetation is within the applicant's control (blue outline plan).

The proposal is for a 1-bedroom dwelling and considered not to cause a significant intensification of use of the existing access.

The location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Brund Lane

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