



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:
 Ladygreen Farm,

Officer:

District Reference: DET/2025/0008

Our Reference: SMD20250008DET

Date Responded: 17-Apr-2025

Date Received: 14-Mar-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed change of use and conversion of two existing steel framed agricultural buildings to form 2 no. Dwellinghouses (Use Class C3) at Ladygreen Farm, Denford.

Location of Development:

Ladygreen Farm Ladygreen Farm Lane, Cheddleton

Recommendation Summary: Acceptance

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Huntley Road 215 metres either side of the property accesses for the previous five years.

Background

Huntley Road is a classified road (Road No. C83) with a speed limit of 60 mph. Huntley Road has no footways on either side of the carriageway only grass verge. The road is unlit.

Description of Proposal

Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 2 x 3 bedroom dwellinghouses.

Comment on Information submitted

Access is via an existing private road connecting to Huntley Road. It is stated that this is a replacement of existing agricultural use to residential use therefore, replacement of agricultural vehicles with car movement.

The application is submitted in accordance Class Q, Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that permits the change of use and conversion of an agricultural building to a dwellinghouse or dwellinghouses (Use Class C3).

There are sufficient parking spaces provided in line with the car parking guidance for Staffordshire Moorland parking Standards.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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