



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:

THORNFIELDS FARM, Thornfields Farm, Leek Road,
 CELLARHEAD, ST3 5BE

Officer:

Our Reference: SMD20250185

District Reference: SMD/2025/0185

Date Received: 22-Apr-2025

Date Responded: 06-May-2025

Particulars of Development:

Change of use and alteration of agricultural building to form veterinary surgery

Location of Development:

THORNFIELDS FARM, Thornfields Farm, Leek Road, CELLARHEAD, ST3 5BE

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Apr-2025

CONDITION

1. The development hereby permitted shall not be brought into use until the parking, turning and servicing 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.

REASONS

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

NOTES TO PLANNING OFFICER

Application is to convert an existing barn to a veterinary surgery.

Application site is part of the wider Shukers site with farm shop, butchery, animal feeds, bedding etc. The vets already operate from the site but in a smaller premises. Proposal will enable expansion.

The access is existing and in current and regular use for commercial purposes. The exit was proposed and conditioned under previous approval. This has been constructed and is in operation. Works within the highway require Highway Works Agreement. Confirmation that an agreement was completed is required.

Application proposes 37 parking spaces. Parking was provided under SMD/2023/0094. An additional 2 spaces are proposed. Additional parking is available to all users of the overall site to the south of the farm shop adjacent to the exit which does not appear to be included within the 37 spaces but was being used for parking at the time of my site visit. Cumulatively, all uses on the site could require up to 54 spaces. By count and calculation, up to 62 spaces may be available within the overall site. This exceeds SMDC parking requirement. Formal marking out of all parking bays may be required should parking become an issue in future.

Current records show that there was 1 personal injury collision (PIC) on A520 Leek Road within 215metres either side of the access in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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