



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 Brian Badger LADYGREEN FARM, Ladygreen Farm,
LEEK, ST13 7JX

Officer: Tracey Lunn

Our Reference: SMD20250177

District Reference: SMD/2025/0177

Date Received: 23-Apr-2025

Date Responded: 13-May-2025

Particulars of Development:

Change Of Use Of Agricultural Building To Form 1 Self-Build Dwelling With Annexe

Location of Development:

LADYGREEN FARM, Ladygreen Farm, LEEK, ST13 7JX

Recommendation Summary: Acceptance

Site Visit Conducted on: 29-Apr-2025

Personal Injury Collisions:

Current records show that there were no Personal Injury Collisions on Huntley Road within 215m either side of the junction with/and on Catswall Lane between 30/12/2019 and 29/12/2022.

There are no records of PICs on the private road leading from the termination of Catswall Lane to Lady Green Farm as Staffordshire County Council do not hold PIC data on private roads.

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.

Catswall Lane (Road No. 1107) junctions with Huntley Road, it runs in a south easterly direction for approximately 220m before it terminates and becomes a private road. The agricultural buildings are approximately 247m south of the termination point with Catswall Lane.

Part of the access road is shared with public right of way footpath Cheddleton 11. Public footpath Cheddleton 1 runs to the south of the site.

Previous Application:

SMD/2024/0493 – Change Of Use Of Agricultural Building To Form 1 Dwelling With Annexe – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

DET/2025/0008 - 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 Lady Green Farm, Denford – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Change Of Use Of Agricultural Building To Form 1 Self-Build Dwelling With Annexe.

Comments on Information submitted:



The proposal is for a change of use of an agricultural building to form 1 x 4-bedroom dwelling (also identified as barn 2) with a 2-bedroom annexe (identified as barn 1) at Lady Green Farm, Huntley Road.

Access:

The access to the proposed dwelling and annexe will be off Huntley Road via Catswall Lane and a private section of road.

Parking:

Parking for 2 vehicles for each dwelling is proposed as detailed on Drawing Ref 3479-004 Revision H. Staffordshire Moorlands Parking Standards state: a detached/semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space and a property of 4 or more bedrooms requires 3 spaces. Having scaled the parking area on the submitted plan there is sufficient space for parking 5 vehicles, this meets with the Parking Standards.

It is considered the proposal would not have a detrimental impact on the highway. I have no objection to the proposal (application number SMD/2025/0177).

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