



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

Applicant:
 MESSRS G and J CLARK LONGSHAW FARM, Longshaw
 Farm, LEEK, ST13 7NJ

Application Type: PRIOR APPROVAL

Officer: Tracey Lunn

Our Reference: SMD20250018DET

District Reference: DET/2025/0018

Date Received: 02-May-2025

Date Responded: 21-May-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed change of Use of former agricultural building to one dwellinghouse (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

Location of Development:

HOLLY DALE, Holly Dale, LEEK, ST13 7NF

Recommendation Summary: Conditional

Site Visit Conducted on: 16-May-2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Douse Lane within 215 metres either side of access from 30/12/2019 to 29/12/2022.

Background;

Douse Lane (Road No. D1087) is a D classified rural road and has a speed limit of 60 mph. Douse Lane has no footways on either side of the carriageway and is unlit.

Previous Applications:

DET/2024/0053 - Proposed change of use of a former agricultural building to a further flexible commercial use – Refused by the Highway Authority – Reasons; Insufficient Information and the proposed development did not propose any parking.

Description of Proposal;

Application to determine if prior approval is required for a proposed change of Use of former agricultural building to one dwellinghouse (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion.

Comments;

The application is to determine if prior approval is required for a proposed change of use of an agricultural building to form 1 dwelling. The dwelling will have 2 bedrooms. Parking for 2 vehicles is shown on the submitted Drawing No. HDBQ O3 (Floor Plans) and therefore meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms will require 2 spaces (2.4 x 4.8m each space) for residents and visitors.

The access to the proposed dwelling will be via the existing vehicular access which serves Holly Dale Farm, Pastures Barn and Parlour Barn.

I hereby have no objection to the proposal (DET/2025/0018) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking areas have been provided in accordance with Drawing No. HDBQ O3 (Floor Plans) and shall thereafter be retained for the life of the development.

REASONS

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

NOTE TO PLANNING OFFICER

I note that the proposed location for this residential dwelling is potentially not in a sustainable location. By this I mean there are 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. The neighbouring roads also have no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

The red outline plan does not connect with the adopted highway.

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