



**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:**

Mr Thomas Woolley c/o Wharfe Rural Planning Sapling  
 Home Farm, Ullard Hall Lane, Knutsford, WA16 9PJ

**Officer:** David Plant

**Our Reference:** SMD20250023DET

**District Reference:** DET/2025/0023

**Date Received:** 03-Jun-2025

**Date Responded:** 23-Jun-2025

**Particulars of Development:**

Application to determine if prior approval is required for change of use from agricultural buildings to 2 dwellinghouses

**Location of Development:**

EARLSWAY FARM, Earlsway Farm, MACCLESFIELD, SK11 0RU

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 11-Jun-2025

1. Notwithstanding submitted drawings, the development hereby permitted shall not be brought into use until revised details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

**REASONS**

To comply with NPPF Paragraph 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to define and safeguard usable parking area.

**NOTES TO PLANNING OFFICER**

Application is for conversion of part of an agricultural building to two dwellings.

Drawing has been submitted showing 6 parking spaces. However, bay 6 has just 2.5m between the space and the red line; bay 5 has just 4m to between the space and red line neither of which allow a vehicle to access and leave the spaces. Bay 4 could be used but would need to be at an angle. Dwellings are shown as being 3 bedroomed. Parking standards require 2 spaces per dwelling for up to 3 bedrooms.

Revised drawing is required either revising the red line to allow use of spaces 4, 5, 6 or showing 4 spaces. Recommendation is conditional as there is adequate space to provide parking.

Access is existing and will be unaffected by this proposal.

Site is not in a sustainable location. There are no footways or walkable amenities. Site does not appear to be on a bus route.

Current records show that there was 1 personal injury collisions (PIC) on Beat Lane within 215 metres either side of the proposal 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