



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:

BIRD GROVE FARM, Bird Grove Farm, STONE,
 ST15 8SL

Officer: Tracey Lunn

Our Reference: SMD20250310

District Reference: SMD/2025/0310

Date Received: 02-Jul-2025

Date Responded: 21-Jul-2025

Particulars of Development:

Take down and rebuild existing agricultural unit with extension to rear to form secure store area for implements

Location of Development:

BIRD GROVE FARM, Bird Grove Farm, STONE, ST15 8SL

Recommendation Summary: Acceptance

Site Visit Conducted on: 16-Jul-2025

Personal Injury Collisions;

Current records show that there were 2 personal injury collisions (PIC) on Sandon Road within 215 metres either side of the access between 30/12/2019 and 29/12/2022. 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.

Background;

The property is located on Sandon Road (Road No.C0013) which is a C classified road and is subject to a 60-mph speed limit. There are no streetlights or footways along this section of Sandon Road.

Previous Application;

SMD/2023/0559 - Change of use of agricultural land to dog walking field with associated fencing, landscaping and parking, and improvements to existing vehicular access and bio-diversity - Conditioned by the Highway Authority - Approved by Staffordshire Moorlands District Council

SMD/2023/0187- Change of use of agricultural land to dog walking field with associated fencing, landscaping and parking, and improvements to existing vehicular access – Conditioned by the Highway Authority - Refused by Staffordshire Moorlands District Council.

SMD/2022/0040 - Install eight biomass boilers and associated equipment and the erection of a monopitch biomass. Boiler/forestry machinery storage shed, associated wood fuel stores, alterations to hay barn, surface water management scheme, alterations to the access and formation of permeable enhancement measures – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

SMD/2021/0625 – Installation of eight biomass boilers and associated equipment and the erection of a lean-to biomass boiler shed, associated wood fuel stores, alterations to hay barn and formation of permeable stone hardstanding area – Withdrawn

Description of Proposal;

Take down and rebuild existing agricultural unit with extension to rear to form secure store area for implements.

Comments on Information Supplied;

The proposal is the demolition of the existing farm building and replaced with a new building constructed in steel and precast concrete panels. The new building will be constructed on the same footprint as the current building, an extension to the north elevation of the new building is also proposed this will measure approx. 11m wide by 11m long.

The proposed new building will be used as a general-purpose shed, and the extension will provide a secure implement shed.

Access to the site is via a vehicular access off Creswell Road serving Bird Grove Farm.

The proposal is in line with the existing agricultural use of the land, and it is considered that no significant additional trips will be generated.

I have no objection to the proposal (SMD/2025/0310).

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