

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: COU

Application Number: SMD/2025/0367

Officer: T. Lunn

Date Received: 11/09/2025

Date: 29/09/2025

Particulars of Development: Change of use of three holiday cottages from holiday accommodation to open-market houses

Location of Development: Broadhurst Farm Leek Road Waterhouses

Conditional

Site Visit Carried Out on 17/09/2025

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions (PICs) on Milkgate Link Road (shown as Common Lane on submitted plans) within 215m either side of the access to Broadhurst Farm or on the A523 Leek Road within 160m either side of the junction with Milkgate Link Road between 31/12/2020 and 30/12/2023. Current records also show that there were no PICs on Milkgate Road (shown as Common Lane on submitted plans) within 215m either side of the junction with Milkgate Link Road for the same period.

Background;

The 3 holiday cottages are located within Broadhurst Farm off Milkgate Link Road (Road No. ZG1132). Milkgate Link Road is an unclassified, 60mph lane and has junctions with A523 Leek Road and Milkgate Road (Road No. D1132). The section of Milkgate Link Road from A523 to the access to Broadhurst Farm is tarmacked, the section beyond the farm towards Milkgate Road is unmaintained, has a rough surface and is overgrown with grass.

Access off Milkgate Link Road to the cottages/Broadhurst Farm is tarmacked and in good condition.

There is no footway or streetlighting provision along Milkgate Link Road or Milkgate Road, however there is footway along Leek Road from the junction with Milkgate Road heading towards Waterhouses village.

Planning History;

SMD/2021/0548 - The use of the former holiday cottage site manager's accommodation as a permanent house unencumbered by an occupancy condition - Approved by Staffordshire Moorlands District Council.

SMD/2021/0276 - Removal of condition 2 relating to SMD/2004/0528 – Application withdrawn.

SMD/2005/1000 - Variation of condition 2 of planning permission SM 91/00932 to permit use for residential purposes (class C3) during off peak period, 1st October - 31st March – Refused by Staffordshire Moorlands District Council.

SMD/2004/0528 – Variation of condition 3 of SM 1226 from short stay holiday accommodation to use as managers accommodation – Acceptance Staffordshire County – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Change of use of three holiday cottages from holiday accommodation to open-market houses.

Comment;

This application is for a change of use from 3 No. holiday cottages to 3 No. residential dwellings for the open-market.

Currently the holiday cottages Elm and Pine have 3 bedrooms each cottage, and Cedar has 2 bedrooms. The proposed floor plans shows that each cottage will remain unchanged with no increase in bedroom numbers.

The former manager's house approved under SMD/2004/0528 has 2 bedrooms.

Staffordshire Moorlands Parking Standards state a property of up to 3 bedrooms requires 2 parking spaces (each space 2.4m x 4.8m) for residents and visitors.

Parking for 8 vehicles is identified on the submitted Site Plan as Proposed Drawing Number PL01E.

The Planning Statement states: there is an existing hard-surfaced car parking area for 8 cars to the southwest. Two spaces in this area are reserved for use by the 4th cottage, the former manager's house.

The 2 spaces allocated for the former manager's house is sufficient for a 2-bedroom property. The remaining 6 spaces meets with amount of parking required as stated in the Parking Standards for the 2 x 3 bedroom and 1 x 2-bedroom properties.

There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval:-

The parking area as detailed on the approved Drawing Number PL01E shall be retained for the lifetime of the development.

REASONS ALL To comply with NPPF; to comply with SMDC Core Strategy policy DC1; in the interests of highway safety.

Note to Planning Officer;

The proposed development does not constitute sustainable development in that it is entirely reliant on the private car and does not enable future residents to reasonably choose sustainable modes of transport to access the site as required by national and local planning policies.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority