



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: PERMISSION IN PRINCIPLE

Our Reference: SMD20250434

Applicant:

Mr & Mrs Shepherd BROOKSIDE FARM, Brookside Farm,
LEEK, ST13 8PX

Officer: Tracey Lunn

District Reference: SMD/2025/0434

Date Received: 09-Oct-2025

Date Responded: 24-Oct-2025

Particulars of Development:

Application for Permission in Principle - Proposed demolition of stables and the construction of a two-bedroom bungalow.

Location of Development:

Land at Brookside Farm, School Lane, Horton ST13 8PX

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Oct-2025

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions (PIC) on School Lane, the nearest adopted highway, between 31/12/2020 and 30/12/2023.

The access track fronting the application site is not adopted highway, Staffordshire County Council do not hold PIC data on unadopted or private roads.

Background:

School Lane (Road No. D1067) connects with Bond House Lane (Road No. C0202) and provides access to Horton Village Hall, car park and a residential property. The section of School Lane from its junction with Bond House Lane to approx. 105 metres northwest of the village hall is adopted highway; it then terminates and becomes public footpath known as Horton 23. The application site is accessed off public footpath Horton 23.

School Lane is a metalled, single-track lane to its termination point where it ceases to be adopted highway, it then becomes a public right of way constructed in crushed stone.

Bond House Lane and School Lane have no footways or streetlighting.

Description of Proposal:

Application for Permission in Principle - Proposed demolition of stables and the construction of a two-bedroom bungalow.

Comments on Information submitted:

The application is for permission in principle for the construction of a 2-bedroom bungalow. Currently the site of a stables, it is proposed that the stables are demolished and replaced with a dwelling.

No floor plan of the property or plan identifying parking has been submitted with the application. The application form states the property is to have 2 bedrooms.



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

I have no objection subject to the following being secured via condition:

Any future planning applications will require full details which shall include,

Car Parking for Brookside Farm and the proposed dwelling.

Note to Planning Officer:

This approval is only relating to in principle of the development.

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

The current vehicle access is outside of the red outline plan; it is considered that access will be via the blue outline plan.

Public right of way footpath Horton 23 runs along the access track to the application site. It is noted that Staffordshire County Council Public Right of Way Team have not been consulted regarding the proposal.

The location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location has 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 due to there being no footway provision on School Lane or Bond House Lane.

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