

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Prior Approval

Application Number: SMD/2025/0045DET

Officer: Tracey Lunn

Date Received: 21/11/2025

Date: 11/12/2025

Particulars of Development: Application to determine if prior approval is required for a proposed change of use of agricultural buildings to form 2no. dwellinghouses and associated building operations (Class Q Permitted Development)

Location of Development: Apesford Farm 1 Apesford Lane, Bradnop

Conditional

Site Visit Carried Out on 26/11/2025

Personal Injury Collisions;

Current records show that there were no Personal Injury Collisions on Apesford Lane within 215 metres either side of the access track between 31/12/2020 and 30/12/2023.

Background;

The property is accessed via the existing private track off Apesford Lane. Apesford Lane is a C classification road (Road No. C0158), it is a single-track rural road serving farms and Coombes Valley RSPB reserve and is subject to a 60mph speed limit.

It is noted that Public Footpath Bradnop and Cawdry 16 runs along the access track to Apesford Farm.

Previous Applications;

SMD/2025/0319 - Erection of 2no. dwellinghouses in lieu of the 2no. dwellinghouses approved by application DET/2024/0005 – Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

SMD/2024/0308 - Erection of 2no. dwellinghouses in lieu of the 2no. dwellinghouses approved by application DET/2024/0005 - Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

DET/2024/0005 – Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to two Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion – Conditioned by the Highway Authority.

SMD/2019/0687 - Proposed conversion of 2No. barns to 2No. dwellings – Acceptable to the Highway Authority.

Appeals;

APP/B3438/W/34/3354028 - SMD/2024/0308 - Appeal Dismissed

Description of Proposal;

Application to determine if prior approval is required for a proposed change of use of agricultural buildings to form 2no. dwellinghouses and associated building operations (Class Q Permitted Development).

Comments on submitted information;

The application is to determine if prior approval is required for a change of use of agricultural buildings to form 2 dwellings.

Each dwelling will have 3 bedrooms. Parking for 2 vehicles is shown on the submitted Drawing Ref: 1571-AL74A and meets with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of 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 the farm buildings.

I have no objection to the following application with the following condition being applied.

The development hereby permitted shall not be brought into use until the parking areas have been provided in accordance with Drawing Ref: 1571-AL74A 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 location of these residential dwellings is 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. There is no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

Public footpath Bradnop and Cawdry 16 runs along the access track to the farm buildings/proposed dwellings. It appears that Staffordshire County Council Public Rights of Way Team have not been consulted.

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

the knot unites

