



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:

Mr & Mrs J & J Bloor OVERTON FARM, Overton Farm, Fole Lane, FOLE, ST10 4HW

Officer: Tracey Lunn

Our Reference: SMD20250483

District Reference: SMD/2025/0483

Date Received: 28-Nov-2025

Date Responded: 17-Dec-2025

Particulars of Development:

Retention of existing outbuilding and change of use to form holiday accommodation

Location of Development:

OVERTON FARM, Overton Farm, Fole Lane, FOLE, ST10 4HW

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Jul-2025

Personal Injury Records;

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

Background;

The building is located within the grounds of Overton Farm off Fole Lane (Road No.C0010). Fole Lane is a C classification rural road with a speed limit of 60 mph. There are no footways or system of streetlights along Fole Lane.

There are local tourist attractions, Alton Towers (approx. 6 miles), Uttoxeter (approx. 5 miles) and Ashbourne (approx. 12 miles). There are public rights of way within the locality.

Previous Applications;

SMD/2025/0295 - Change of use and alteration of former agricultural building to form 1no. dwellinghouse – Conditioned by the Highway Authority – Application was withdrawn.

Proposal;

Retention of existing outbuilding and change of use to form holiday accommodation.

Comments on Information submitted:

The application is for the retention of an existing outbuilding and a change of use to form holiday accommodation. The accommodation will comprise of a kitchen / dining room, snug, bathroom and a double bedroom.

The site will be accessed via the existing driveway serving Overton Farm.

Parking:

Submitted Drawing Ref: 1822-AL04C shows a parking and turning area sufficient for 2 vehicles.

I have no objection to the proposal (application number SMD/2025/0483) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan Drawing Ref: 1822-AL04C. The parking and turning area shall thereafter be retained unobstructed as parking and turning area 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;

The proposal is for a 1-bedroom dwelling and considered not to cause a significant intensification of use of the existing access.

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