



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 W Scott-Moncrief Basford Hall , Basford Green Road,
 Basford, Cheddleton, ST13 7ER

Officer: David Plant

Our Reference: SMD20240077

District Reference: SMD/2024/0077

Date Received: 16-Dec-2025

Date Responded: 06-Jan-2026

Particulars of Development:

Erection of Agricultural and Woodchip Storage Building

Location of Development:

Basford Hall Basford Green Road, Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Dec-2025

1. Before the proposed development is brought into use, details of appropriately hard surfaced turning area in the site curtilage shall be first submitted to and approved in writing by the Local Planning Authority. The turning area shall thereafter be provided in accordance with the approved details and retained for the life of the development.

REASON

To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for agricultural building for storage of machinery and woodchips.

Building is proposed for the storage of implements and machinery including excavators, trailers and other miscellaneous equipment and for the storage of approximately 20 tonnes of woodchip for use by existing biomass boilers.

Woodchip is to be sourced from management of woodlands on the existing 300ha farm. This will reduce importation of woodchip. There is reference in the additional information to large woodchip trailers. Concern has been raised over the use of multiple HCVs to deliver woodchip. There is no reference in the submitted documentation of delivery by HCV. The storage of woodchip is expected to be approximately 20 tonnes, which is the load of a single large HCV. The biomass boilers are already in existence.

Previously woodchip was stored on a neighbouring estate. Storage closer to the biomass boilers would result in shorter or reduced trips to deliver woodchip to the boilers. The woodchips would have to be transported to the boilers somehow regardless of where the woodchip is stored.

Concern has also been raised over the lack of a clear turning area within the curtilage. A hardcore track is shown on the drawing. While it is unlikely any vehicle would reverse to Basford Green Road, turning area is not clear. Vehicles may turn inside the building but this is not clear. Surfaced (hardcore) turning

area or description of how the deliveries will function will be appropriate hence condition recommended above.

Concern has also been raised over the access. This is not on the highway boundary and allows space between the highway and the gate for a vehicle to stand while the gate is opened or closed. Approval is not required from highways for this gate. Adoption of Basford Green Road ends at the gates to Basford Hall Farm. Visibility at the access and forward visibility to the access is good. Volumes and speeds are likely to be low. Agricultural vehicles at a farm would be expected. Use of this access could not be considered to be unsafe or unreasonable. The proposal could not be considered to have a severe effect on the highway.

Current records show that there were no Personal Injury Collisions on Basford Hall Road between the access and Basford Green Road in the previous five years.

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