

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/2026/0107

Officer: T.Lunn

Date Received: 12/03/2026

Date: 26/03/2026

Particulars of Development: Proposed change of use from holiday accommodation to farm office and store

Location of Development: Bottomhouse Farm Ashbourne Road Bottomhouse Leek

Acceptance

Site Visit -26/03/2026

Personal Injury Records;

Current records show that there was 1 personal injury collision (PIC) on Bottom Lane/Asbhourne Road within 160 metres either side of the access between 31/12/2020 and 30/12/2023. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

Background;

The property is located on Bottom Lane. Bottom Lane is a B classification road (Road No. B5053), is subject to a 50mph speed limit and has streetlighting.

Proposal;

Proposed change of use from holiday accommodation to farm office and store.

Comments on Information submitted:

The proposal is for a change of use from holiday accommodation to a farm office and store.

The proposed farm office and store will be accessed off Bottom Lane (B5053) and will utilise the existing vehicular access. The existing access has good visibility in both directions, and no modification is proposed or required.

The submitted plans do not identify parking within the red outline plan however there is sufficient space within the blue outline plan to accommodate parking and turning. The Planning and Design and Access Statement states that, the current parking and turning facilities provided within the site for the holiday accommodation will be retained for this development.

The proposed change of use is not considered to cause a significant increase in trip generation.

I have no objection to the proposal (application number SMD/2026/0107).

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

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