

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0336

Date Received: 29/07/2026

Date: 18/08/2026

Particulars of Development: Shepherds Hut for use as a holiday let

Location of Development: Woodlands Quarry Bank Hollington

Conditional

Site Visit; 17/08/2026

Background;

The application site is accessed from Quarry Bank, an unclassified road (Road No. D1349). Quarry Bank is subject to a speed limit of 60mph. There are no dedicated footways along Quarry Bank; however, the road is served by street lighting. The surrounding area is predominantly rural in character.

Description of Proposal:

Shepherds Hut for use as a holiday let.

Comments on Information Submitted:

The proposal is to site 1 shepherd hut within the grounds of Woodlands as per submitted plan 26 041-INC-DR-3001- Proposed Plans and Elevations – Rev A.

A detailed floor plan of the proposed shepherds hut has not been submitted as part of the application. However, having regard to the dimensions shown on the submitted plans, it is considered that the hut would be of a sufficient size to accommodate a double bed and provide basic sleeping accommodation.

Parking;

Parking for 3 vehicles has been shown on the submitted plan 26 041-INC-DR-3001- Proposed Plans and Elevations – Rev A. This is considered acceptable for both the host property (Woodlands) having 2 bedrooms and the shepherds hut.

Access;

Access to the shepherds hut will be via the existing vehicular access off Quarry Bank which also serves the host property Woodlands.

It is considered the proposal will not cause a significant increase in trip generation.

I have no objection to the proposal (application number SMD/2026/0336) subject to the following condition;

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained for the purposes of parking and turning 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.

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