



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 E Bateman
STONE BARN FARM,
Sutherland Road,
STOKE-ON-TRENT, ST9 9QD

Officer: David Plant

Our Reference: SMD20220166

District Reference: SMD/2022/0166

Date Received: 31-Mar-2022

Date Responded: 14-Apr-2022

Particulars of Development:

Refurbishment and alterations to existing farmhouse together with conversion of adjacent barn and link extension to form a single dwelling.

Location of Development:

STONE BARN FARM, Stone Barn Farm, Sutherland Road, STOKE-ON-TRENT, ST9 9QD

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Apr-2022

CONDITIONS

1. The development hereby permitted shall not be brought into use until the widened access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the local planning authority. The access drive shall thereafter be surfaced in accordance with the approved details and maintained for the life of the development.
2. The development hereby permitted shall not be brought into use until details of the surface water drainage interceptor to be provided across the access immediately to the rear of the highway boundary, connected to a surface water outfall or on SUDS principles, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL To comply with NPPF Paragraph 110; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The widening of the access crossing to the site shall be constructed in accordance with drawings to be submitted and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to



'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form
Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The widening of the access within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at nmu@staffordshire.gov.uk in advance of surfacing works commencing.
See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

The access has been widened. The site plan does not reflect the widened access. Sutherland Road is the classified C150 - planning approval is specifically required to widen the access. It should be shown on the proposed plan to represent the application as proposed

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