



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 Charles Hall HIGH CROFT, High Croft, Leek Road, STOKE-ON-TRENT, ST10 3LH

Officer: Tracey Lunn

Our Reference: SMD20220204

District Reference: SMD/2022/0204

Date Received: 29-Apr-2022

Date Responded: 19-May-2022

Particulars of Development:

Conversion of disused concrete block agricultural building, in current use as a store and vegetable growing area, to a Glamping Barn, with change of use to a holiday let for maximum 2 adults and 2 children. Provision of a small treatment plant for waste.

Location of Development:

High Croft, Leek Road, STOKE-ON-TRENT, ST10 3LH

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-May-2022

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Leek Road within 50 metres either side of the access drive to High Croft.

Background;

The site for the proposed glamping barn is located off Leek Road (Road No. A0523). Leek Road along this section is subject to a 30mph speed limit and has footways and streetlighting on both sides. It is a primary route connecting Leek to Ashbourne. To the west of the site, approximately 800m, is the centre of Waterhouses where there is a pub and shop. The Manifold Trail is within 200 metres and there are other local tourist attractions, Alton Towers (approx. 7 miles), Ashbourne (approx. 7 miles) and Leek (approx. 8 miles). There are public rights of way and cycle tracks within the locality, cycle track No. 15 runs along Leek Road fronting the access drive to the proposed glamping site. There is a bus service from Leek to Ashbourne with a bus stop within walking distance (approx. 1/2 mile) from the site.

Proposal;

Conversion of disused concrete block agricultural building, in current use as a store and vegetable growing area, to a Glamping Barn, with change of use to a holiday let for maximum 2 adults and 2 children. Provision of a small treatment plant for waste

Comments on Information submitted:

It is proposed to convert a disused agricultural building into a 2-bedroom glamping barn. Access to the proposed glamping barn will be via the existing vehicular access off Leek Road which also serves High Croft. Visibility at the access with Leek Road is good.



Although parking and turning has not been shown on the submitted plans it was noted during the site visit that there is sufficient space for parking and turning within the site.

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

The proposal will not have a detrimental impact on the highway, I therefore have no objection to the proposal, application SMD/2022/0204.

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