



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:

JCB- Bamford Property Ltd
 Oakamoor,
 Staffordshire,
 ST10 3BQ

Officer: David Plant

Our Reference: SMD20220152

District Reference: SMD/2022/0152

Date Received: 03-Oct-2022

Date Responded: 21-Oct-2022

Particulars of Development:

COU Barn conversion to dwelling

Location of Development:

HILLCREST FARM, Hillcrest Farm, Wootton Lane, STOKE-ON-TRENT, ST10 3BJ

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Oct-2022

CONDITIONS

1. Before the proposed development is brought into use, the hedge on the site frontage of the land edged blue on drawing 1690.11_100_01 shall be reduced to a maximum height of 900mm above the adjacent carriageway and shall thereafter be maintained at a maximum height of 900mm above the adjacent carriageway for the life of the development.

REASONS

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a barn conversion.

Access is existing and appears to be in current use.

Hedge to the plot of land to the west appears maintained at approx 900mm high. Vegetation behind it does interfere with visibility, but this is third party land, the access is in current use and the vegetation is thin.

Hedge on the frontage of the land edged blue is generally maintained but visibility would be improved by maintaining this at 900mm above adjacent carriageway level.

Current records show that there were no Personal Injury Collisions on Wootton Lane within 215m either side of the property access in the previous five years.

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