



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

Applicant:
 Mrs M Chatfield

Application Type: PRIOR NOTIFICATION
 DWELLING

Officer: David Plant

Our Reference: SMD20230039DET

District Reference: DET/2023/0039

Date Received: 21-Nov-2023

Date Responded: 04-Dec-2023

Particulars of Development:

Notification for prior approval for the proposed change of use of an agricultural building to one dwellinghouse (Class C3) and associated operational development

Location of Development:

FIELDS FARM, Common Lane, Boundary, ST10 2NZ

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Nov-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until the 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.

REASON

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 to convert an agricultural building to a dwelling.

Access has been surfaced but is breaking up and would benefit from maintenance - hence condition above.

Site is approx 800m from Dilhorne village, approx 3.2km from Cheadle town centre and approx 300m from A521 Cheadle Road. There is an infrequent bus route on A521 between Cheadle and Hanley. There are no footways on the Common. There is a narrow footway on A521 towards Cheadle. However, barn is existing and the farm stead is existing.

Current records show that there were no Personal Injury Collisions on the Common 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