



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 K Tyler

Officer: Nawaz Malik

Our Reference: SMD20230570

District Reference: SMD/2023/0570

Date Received: 16-Nov-2023

Date Responded: 11-Dec-2023

Particulars of Development:
Replacement dwelling

Location of Development:
GRATTON HAYE FARM, Gratton Haye Farm, Dams Lane, STOKE-ON-TRENT, ST9 9AJ

Recommendation Summary: Acceptance

Site Visit Conducted on: 08-Dec-2023

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Dams Lane within 215 metres either side of the property accesses for the previous five years.

Background

Dams Lane is an unclassified road (Road No. D1091) with a speed limit of 60 mph. Dams Lane has no footways on either side of the carriageway. The road is unlit.

Description of Proposal
Replacement dwelling.

Comment on Information submitted

The vehicular access is existing and will be retained. This is a replacement from an existing 4 bedroom to a proposed 4 bedroom dwelling.

The proposal includes for car parking spaces to accommodate 6 no. spaces also as existing. This is acceptable.

The proposed location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Dams Lane.

As this is an existing dwelling and therefore no additional impact on the highway, I have no objections.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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