



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

Officer: Tracey Lunn

Our Reference: SMD20240169

District Reference: SMD/2024/0169

Date Received: 17-Apr-2024

Date Responded: 01-May-2024

Particulars of Development:

Replacement dwelling

Location of Development:

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

Recommendation Summary: Conditional

Site Visit Conducted on: 24-Apr-2024

Personal Injury Collisions;

Current records show that there were not any Personal Injury Collisions on Dams Lane within 215 metres of the property from 01/01/2019 and 31/12/2021.

Background;

The property is located on Dams Lane (Road No. D1091), an unclassified road which is subject to a 60mph speed limit. There are no footways or streetlights.

Previous application;

SMD/2023/0570 - Replacement dwelling – Acceptable to the Highway Authority

Description of Proposal:

Replacement dwelling.

Comment:

The proposal is for the construction of a replacement dwelling at Gratton Haye Farm. The proposed dwelling will have 4 bedrooms and 2 garages.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted Drg No. 2023-2824-06 Rev A shows parking and turning for 4 vehicles and therefore meets with the Parking Standards.

The proposal will not impact the existing access off Dams Lane, and vehicular access to the property will remain unaffected.

I have no objection to the proposal (application number SMD/2024/0169) subject to the following conditioned;

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan Drg No. 2023-2824-06 Rev A. The parking and

turning area shall thereafter be retained unobstructed as parking and turning area for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

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