



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: COU

Applicant:

Mr J Jeffrey C/O PLANNING DESIGN PRACTICE 3
 WOBURN HOUSE VERNON GATE DERBY DE1 1UL

Officer: David Plant

Our Reference: SMD20240227

District Reference: SMD/2024/0227

Date Received: 24-May-2024

Date Responded: 13-Jun-2024

Particulars of Development:

Change of use of an agricultural building to a dwelling with a basement extension

Location of Development:

Barn off, Heath House Lane, Lower Tean, Staffordshire, ST10 4HA

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Jun-2024

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 and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

2. The development hereby permitted shall not be brought into use until details of the parking and turning areas have been first submitted to and approved in writing by the local planning authority. The parking and turning areas shall thereafter be provided in accordance with the approved plans and retained for the life of the development.

REASONS

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1 and T1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Parking is not specifically shown, but there is adequate space within the blue line to park vehicles.

Site is not in a sustainable location. Though as highways have previously recommended approval, for the time being this recommendation will be maintained.

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

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

