



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:

HAYES GATE FARM, Hayes Gate Farm, Star Road,
STOKE-ON-TRENT, ST10 3BN

Officer: David Plant

Our Reference: SMD20240262

District Reference: SMD/2024/0262

Date Received: 20-Jun-2024

Date Responded: 04-Jul-2024

Particulars of Development:

Full planning application for the change of use of a stone barn from ancillary accommodation to open market dwelling with modest extension

Location of Development:

HAYES GATE FARM, Hayes Gate Farm, Star Road, STOKE-ON-TRENT, ST10 3BN

Recommendation Summary: Conditional

Site Visit Conducted on: 27-Jun-2024

CONDITIONS

1. The development hereby permitted shall not be brought into use until details of the parking and turning areas for the stone barn and the main dwelling 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.

REASON

To comply with NPPF paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety; to define the application.

NOTES TO PLANNING OFFICER

Application is for COU of ancillary building to open market dwelling.

Application form states that the existing site has no parking spaces. Considering the red and blue lines and space in the existing farmyard, this cannot be correct. Ancillary building was granted permission under SMD/2019/0453 as ancillary living and covered parking for the dwellinghouse. Parking for the main dwelling is also being altered. Condition above seeks clarification of parking provision within the site to define the application.

Proposal is close to a Public Right Of Way. SCC rights of way should be consulted or their response to SMD/2019/0453 referenced.

Access is of good standard, surfaced and gates set back. Visibility is good.

Current records show that there were no Personal Injury Collisions on Star Bank 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