



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 Stevenson GORSTY HILL FARM, Gorsty Hill
Farm, Gorsty Hill, STOKE-ON-TRENT, ST10 4EL

Officer: Tracey Lunn

Our Reference: SMD20240276

District Reference: SMD/2024/0276

Date Received: 25-Jun-2024

Date Responded: 15-Jul-2024

Particulars of Development:

Proposed Replacement Dwelling

Location of Development:

Gorsty Hill Farm, Gorsty Hill Road, Upper Tean, Staffordshire, ST10 4EL

Recommendation Summary: Acceptance

Site Visit Conducted on: 09-Jul-2024

Personal Injury Collisions:

Current records show that there were no Personal Injury Collisions on Gorsty Hill Road within 215 metres either side of the access to Gorsty Hill Farm from 30/12/2019 to 29/12/2022.

Background:

The property is located on Gorsty Hill Road, a D classified road (Road No. D1201) with a speed limit of 60 mph. Gorsty Hill Road is a single track, rural road with no footways or streetlights.

Previous Planning Application:

SMD/2023/0185 - Replacement of existing farm storage and cattle buildings with new farm storage barn and associated works – Approved.

SMD/2023/0180- Replacement of existing cattle sheds with new modern cattle building – Approved.

Description of Proposal:

Proposed replacement dwelling.

Comment:

The proposal is the construction of a new 3-bedroom dwelling to replace the current 3-bedroom dwelling. The proposal also includes the replacement of an existing outbuilding with an open fronted car port which will accommodate 2 vehicles.

The proposed dwelling will be accessed via the existing vehicular access to Gorsty Hill Farm directly off Gorsty Hill Road.

The orientation and positioning of the proposed dwelling and car port will replicate the current buildings. The existing vehicular parking and turning areas within the site are to remain.

The proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2024/0276).

Note to Planning Officer;

During my site visit, I observed that a substantial amount of land has been excavated at the entrance to Gorsty Hill Farm, adjacent to Gorsty Hill Road. The applicant should be informed that the land and building could become destabilised and should seek advice from a geotechnical engineer.

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