



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:

Mrs H Leese THE MOUNT, The Mount, Church Lane,
STOKE-ON-TRENT, ST10 2LF

Officer: Tracey Lunn

Our Reference: SMD/2024/0312

District Reference: SMD20240312

Date Received: 11-Jul-2024

Date Responded: 31-Jul-2024

Particulars of Development:

Change of use and alteration of residential annex to form 1no. holiday cottage

Location of Development:

THE MOUNT, The Mount, Church Lane, STOKE-ON-TRENT, ST10 2LF

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Jul-2024

Personal Injury Records;

Current records show no personal injury collision (PIC) on Church Lane within 43 metres either side of the access track from 30/12/2019 to 29/12/2022.

Background;

The Mount is located on a private access track approximately 140m north-east of Church Lane.

Church Lane is an unclassified road (Road No. D1121), with streetlights along its entire length. There are no footpaths on the part of Church Lane that connects to the access track. However, a footpath begins about 100 metres south-east of the access track and leads towards the village centre.

The village centre is approximately 500m from the property, there are shops and pubs. There is a bus service to Tean, Cheadle and Leek.

The access track is shared with Public Footpath Ipstones 22 and Ipstones 25.

Proposal;

Change of use and alteration of residential annex to form 1no. holiday cottage.

Comments on Information submitted:

The proposal is for a change of use and alteration of a current residential annex at The Mount to form 1 holiday cottage. The holiday cottage will have 2 bedrooms and parking for 2 vehicles.

Access will be via an existing access track which is shared with Vicarage, Old Hall Farm, Stable Cottage, Delves Cottage and Stocks Green. Public Footpath Ipstones 22 and Ipstones 25 run along the access track.

There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval: -



The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans Drg. No. JPK/24/5163/1 E. The parking and turning areas shall thereafter be retained for the purposes of parking and turning for the life of the development.

Reasons;

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

Note to Planning Officer;

Public Rights of Way footpaths Ipstones 22 and Ipstones 25 share the access track to The Mount, it is noted that Staffordshire County Council Public Rights of Way have not been consulted.

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