



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: PRIOR APPROVAL

Applicant:

Williamson c/o Agent, 3 Woburn House, Vernon Gate,
Derby, Derbyshire, DE1 1UL

Officer: David Plant

Our Reference: SMD20240045DET

District Reference: DET/2024/0045

Date Received: 28-Oct-2024

Date Responded: 12-Nov-2024

Particulars of Development:

Application to determine if prior approval is required for a proposed Change of use from agricultural barn to one dwelling house

Location of Development:

MILL FARM, Mill Farm, Gratton Lane, STOKE-ON-TRENT, ST9 9AG

Recommendation Summary: Acceptance

Site Visit Conducted on: 06-Nov-2024

NOTES TO PLANNING OFFICER

Application is for conversion of an agricultural building to a dwelling.

Site already has approval for a dwelling by way of barn conversion under DET/2023/0045. Highways raised no objection to SMD/2024/0277.

Site is not in the most sustainable location. Journeys will likely be by private car. It is noted that for this application, the dwelling will not have an occupancy restriction. In its favour, Gratton Lane towards Endon is generally of adequate width to allow two vehicles to pass, forward visibility is good and there are a number of passing points. The likely slight increase in traffic created by a single dwelling is unlikely to be detrimental to highway or pedestrian safety.

Access is existing. It is surfaced immediately adjacent to the carriageway, though this would benefit from maintenance between carriageway edge and the stone setts.

Access is on the inside of a bend. Visibility is good.

Current records show that there were no Personal Injury Collisions on Gratton Lane 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