



**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:**

Mrs A. Morris EASING VILLA, Easing Villa, LEEK, ST13 7LS

**Officer:** David Plant

**Our Reference:** SMD20240512

**District Reference:** SMD/2024/0512

**Date Received:** 18-Nov-2024

**Date Responded:** 25-Nov-2024

**Particulars of Development:**

Conversion and Alterations of domestic outbuilding to form 1 No. Dwellinghouse and associated works.

**Location of Development:**

Easing Villa, Stile House Lane, Leek, Staffordshire

**Recommendation Summary:** Acceptance

**Site Visit Conducted on:** 20-Nov-2024

**NOTES TO PLANNING OFFICER**

Application is to convert domestic outbuilding to dwelling.

Easing Villa is currently served by two vehicular accesses. Proposal involves separating these access such that the proposed conversion is served by the northernmost access while Easing Villa is served by the southernmost access.

Both accesses are existing and in current use. Hedge on the frontage of the site appears well maintained which allows for adequate visibility. Stile House Lane is lightly trafficked and speeds are relatively low due to geometry and proximity of the junction with Thorncliffe Road.

There is adequate space within the curtilage of both dwellings to accommodate parking.

Site is not in the most sustainable of locations. There are no footways between the site and A53 Buxton Road. However, building is existing and previously had approval for conversion to ancillary residential.

Current records show that there were no Personal Injury Collisions on Stile House Lane or Thorncliffe Road 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