



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

Applicant:
 Mrs. G. Tinsley c/o Rob Duncan Planning Consultancy Ltd.,
 St. Mary's Old School, Lichfield, WS13 6QT

Application Type: PRIOR APPROVAL

Officer: Tracey Lunn

Our Reference: SMD20250002DET

District Reference: DET/2025/0002

Date Received: 12-Feb-2025

Date Responded: 04-Mar-2025

Particulars of Development:

Application to determine if prior approval is needed for a proposed change of use of agricultural building to form 1no. dwellinghouse and associated building operations

Location of Development:

TOMPKIN HEAD FARM, Tompkin Head Farm, Tompkin Lane, STOKE-ON-TRENT, ST9 9NA

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Mar-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Tompkin Road/Knowsley Common within 215 metres of the property from 30/12/2019 to 29/12/2022.

Background;

The property is situated on Tompkin Road/Knowsley Common, an unclassified road (Road No. D1058) with a speed limit of 60 mph. There are no footways or street lighting along Tompkin Road/Knowsley Common.

Proposal;

Application to determine if prior approval is needed for a proposed change of use of agricultural building to form 1no. dwellinghouse and associated building operations.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of agricultural building to form a 5 bedroom dwelling.

Access:

It is proposed that the access to the site will be via an existing access off Tompkin Road to the southeast of the building (stated in section 1.5 of the Planning Statement). The submitted red outline plan does not show a connection with the highway neither does it include the access.

It was noted at the site visit that the access is not constructed for residential use. Therefore, the access requires resurfacing from the rear edge of the carriageway back for 5m. It was also noted that the access is gated these gates are not identified on submitted plans.

Parking:

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors and a property of 3 bedrooms requires 2 spaces.

Submitted drawing titled Site Plan shows a parking area which can accommodate parking at least 3 vehicles and therefore meets with the Parking Standards. Turning is not shown on the plan however, it is considered that the general utility space within the farm will be used.

I have no objection to the proposal (application number DET/2025/0002) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved drawing titled Site Plan. The parking area shall thereafter be retained unobstructed as parking and turning for the life of the development.

The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

The red outline plan does not meet with the adopted highway, nor is the access included in the plan. Vehicular access will be via the existing access to the southeast of the property as stated in section 1.5 of the Planning Statement.

The access may be acceptable for agricultural use but should be resurfaced for residential use.

The location for the proposed residential dwellings is not in a sustainable transport location. By this I mean the location has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car.

Tompkin Road/Knowsley Common is not lit and has no footway provision.

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