



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:

Mr and Mrs Mayer UPPER HEAKLEY FARM, Upper
 Heakley Farm, Ball Lane, STOKE-ON-TRENT, ST6 8SW

Officer: David Plant

Our Reference: SMD20250006DET

District Reference: DET/2025/0006

Date Received: 24-Feb-2025

Date Responded: 06-Mar-2025

Particulars of Development:

Application to Determine if Prior Approval is Required for proposed alterations and refurbishment of former milking parlour to single storey one bedroom dwelling.

Location of Development:

UPPER HEAKLEY FARM, Upper Heakley Farm, Ball Lane, STOKE-ON-TRENT, ST6 8SW

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Feb-2025

1. The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan DRWG. No. RLM1084/9. The parking and turning area shall thereafter be retained unobstructed as a parking and turning area for the life of the development.

REASONS

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

NOTES TO PLANNING OFFICER

Application to determine if prior approval is required for a proposed alterations and refurbishment of former milking parlour to single storey one bedroom dwelling.

The application site is located on Ball Lane. Ball Lane is a D classified road (road number D1053), which is subject to a 60mph speed limit, there are no streetlights or footways.

The existing access will remain with no changes proposed. Plans show a 1-bedroom residential dwelling which will technically require, if it were to meet with Staffordshire Moorlands Parking Standards, 2 parking spaces (2.4m x 4.8m each) for residents and visitors within the curtilage of the dwelling. DRWG. No. RLM1084/9 details 1 car parking space and a turning area. The proposed parking therefore does not meet with the Parking Standards however it is considered that additional parking could be provided within the larger site (farmyard).

Parking on Ball Lane is not considered a practical solution for additional parking.

Current records show that there were not any Personal Injury Collisions on Ball Lane within 215 metres either side of the property between 31st December 2017 and 31st December 2022.

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