



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 R Hine C/O Sammons Architectural Ltd, 10 Cawdry
 Buildings, Fountain Street, Leek, Staffordshire, ST13 6JP

Officer: David Plant

Our Reference: SMD20250003DET

District Reference: DET/2025/0003

Date Received: 21-Feb-2025

Date Responded: 06-Mar-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed change of use of an agricultural building into two dwellings

Location of Development:

Sheephouse Cottage Cheddleton Road, Leek

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 areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASON

To comply with NPPF Paragraph 116, 117; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is effectively for barn conversion to two dwellings.

Access is existing and proposal will not affect access. Access is on outside of a bend, is in current and regular use, visibility is good.

A520 is streetlit. There is a footway, but on opposite side of A520. There is no footway on the east of A520 for over 1km. Site is approx 2km from Leek town centre, though only 250m from Leekbrook. Closest bus stop is approx 350m away.

Current records show that there were no Personal Injury Collisions on A520 Cheddleton Road within 120m either side of the property access between 30/12/2019 and 29/12/2022

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