



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:

Mr & Mrs Ball MANOR FARM, Manor Farm, Park Lane,
STOKE-ON-TRENT, ST9 9JA

Officer: Tracey Lunn

Our Reference: SMD20250089

District Reference: SMD/2025/0089

Date Received: 25-Feb-2025

Date Responded: 18-Mar-2025

Particulars of Development:

Proposed new detached garage to north of existing house

Location of Development:

MANOR FARM, Manor Farm, Park Lane, STOKE-ON-TRENT, ST9 9JA

Recommendation Summary: Acceptance

Site Visit Conducted on: 18-Mar-2025

Personal Injury Records;

Current records show that there were no personal injury collisions (PIC) on Park Lane within 215 metres of the access to the property from 30/12/2019 to 29/12/2022.

Background;

The property is located on Park Lane (Road No. D1059) a D classification road with a speed limit of 60-mph.

Description of Proposal:

Proposed new detached garage to north of existing house.

Comments on Information Submitted:

The proposal is for the construction of a detached garage. The proposed garage's minimum internal dimensions are 5.1m wide x 5.9m long this does not comply with the minimum internal dimensions as stated within the Staffordshire Moorlands Parking Standards for a single garage which should be 3m wide by 6m long or a double garage of 6m wide by 6m long.

Submitted Drawing. No. AL132 shows the garage is to be constructed on a section of the drive to the north of the property.

Access to the proposed garage will be via the existing vehicular access/driveway to Manor Park Farm, no amendments are proposed or required.

I have no objection (application number SMD/2025/0089).

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

