



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 G Tinsley C/o Rob Duncan Planning Consultancy Ltd

Officer: Tracey Lunn

Our Reference: SMD20250082

District Reference: SMD/2025/0082

Date Received: 17-Mar-2025

Date Responded: 04-Apr-2025

Particulars of Development:

Conversion and alteration of agricultural buildings to form 2no. dwellinghouses, and associated works

Location of Development:

Tompkin Head Farm Tompkin Road, Stanley

Recommendation Summary: Acceptance

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.

Previous Applications;

DET/2025/0002 - 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 – Conditioned by the Highway Authority – Live application with Staffordshire Moorlands District Council.

Proposal;

Conversion and alteration of agricultural buildings to form 2no. dwellinghouses, and associated works.

Comments on Information submitted:

The application is to convert and alter 2 agricultural buildings into 2 dwellings, barn A and barn B. Barn B will have 3 bedrooms and barn A will have 4.

Parking:

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

Barn A shows parking for 2 vehicles however having scaled from the submitted plan the parking area can accommodate parking for 3 vehicles and is therefore in accordance with Parking Standards for a 4-bedroom property.

Barn B shows parking for 2 vehicles. The proposed garage at 3.6m wide x 5.8m long is slightly short of the required minimum internal dimensions stated within the Parking Standards, for a single garage which are (3m wide x 6m long). There is sufficient space, having scaled from the submitted plan, to accommodate parking for 2 vehicles on the proposed parking area fronting the garage. This also meets with the Parking Standards for a 3-bedroom property.

Access:

Access to the dwellings will be via an existing access to fields off Tompkin Road as shown in Site Plan Drawing Ref 1892-12, this access has better visibility than an existing access to the west. The use of this access was also proposed and conditioned by the Highway Authority under DET/2025/0002.

The condition set under DET/2025/0002 was: 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.

This application submitted Site Plan Drawing Ref 1892-12 details surface materials for the access and is conditioned below.

Access scales at 5m wide and is considered acceptable to allow 2 vehicles to pass when accessing/egressing from/onto Tompkin Road.

It was noted at the site visit the access is gated these gates are not identified on submitted plans. If the gates are to remain, they should be left in an open position or if new gates are to be installed, they should be located a minimum distance of 5m rear of the edge of carriageway and open inwards towards the site. This enables a vehicle to safely park off the highway to open/close the gates and to prevent any obstruction on the neighbouring highway.

An existing access to the east of Barn A will become redundant (this is shown but not annotated on Site Plan Drawing Ref 1892-12). This access has reduced visibility to the west due to a building and the road bending in a northwesterly direction.

I have no objection to the proposal (application number SMD/2025/0082) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access, drive and parking areas have been provided in accordance with the approved drawing titled Site Plan Drawing Ref 1892-12. The parking area shall thereafter be retained unobstructed as parking for the life of the development.

Before the development is brought into use, the existing access to the farm and agricultural buildings (east of Barn A) made redundant as a consequence of the development shall be permanently closed and the access crossing reinstated.

Any existing gates should remain in an open position or located a minimum of 5m rear of the edge of carriageway and open inwards towards the site.

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 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.

Works to reinstate the access made redundant because of the development will require a Permit to Dig. Please email trafficandnetwork@staffordshire.gov.uk for further details.

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/Highways/licences/Overview.aspx>

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