



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: RESERVED MATTERS

Applicant:

Mr Luke Jackson Jackson Nurseries JACKSONS
NURSERIES, Thorney Edge Road, STOKE-ON-TRENT,
ST9 9LE

Officer: David Plant

Our Reference: SMD20250117

District Reference: SMD/2025/0117

Date Received: 19-Mar-2025

Date Responded: 04-Apr-2025

Particulars of Development:

Reserved Matters Application Seeking Approval of agricultural workers dwelling at Jacksons Nurseries.

Location of Development:

JACKSONS NURSERIES, Thorney Edge Road, STOKE-ON-TRENT, ST9 9LE

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Apr-2025

1. Before the proposed development is brought into use, the parking and turning area shown on drawing 2024-2964-03 A shall be provided and thereafter retained for the life of the development.

REASON

To comply with NPPF paragraph 115; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is reserved matters for agricultural workers dwelling at Jacksons Nurseries.

Access is proposed through the existing car park. This is in current and regular use and be unaffected by the proposal.

Current records show that there were no Personal Injury Collisions on Thorneyedge Road within 215m either side of the property access in the previous five years.

Trips associated with a single dwelling passing through the existing car park and access will not have a severe effect on the highway.

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