



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 Ben & Amy Daniels HILL VIEW FARM, Hill View Farm, Tower Hill Road, STOKE-ON-TRENT, ST7 3PS

Officer: Tracey Lunn

Our Reference: SMD20250107

District Reference: SMD/2025/0107

Date Received: 02-May-2025

Date Responded: 21-May-2025

Particulars of Development:

Replacement farm dwelling

Location of Development:

HILL VIEW FARM, Hill View Farm, Tower Hill Road, STOKE-ON-TRENT, ST7 3PS

Recommendation Summary: Conditional

Site Visit Conducted on: 16-May-2025

Personal Injury Collisions:

Current records show that there were not any Personal Injury Collisions on Tower Hill Road (nearest adopted highway) within 215 metres either side of the access between 30/12/2019 and 29/12/2022.

Background:

Hill View Farm is located off Tower Hill Road (Road No. D1064). Tower Hill Road is an unclassified rural road and is subject to a 60mph speed limit. Hill View Farm is accessed via a private track approx.200m north of Tower Hill Road.

Previous Application:

SMD/2023/0377 - Replacement farm dwelling – Acceptable to the Highway Authority – Refused by Staffordshire Moorlands District Council.

Description of Proposal:

Replacement farm dwelling.

Comment:

The proposal is for a replacement farm dwelling. The current 3-bedroom dwelling will be replaced with a 4-bedroom dwelling.

The property will be sited approx. 200m from the adopted highway as detailed on the submitted Drawing Number 2196-XX-XX-XX-DR-A-0101 Rev D.

Access:

Access to the property will be via the existing private track to Hill View Farm.

Parking:

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

The submitted plans do not identify parking, I therefore require a plan detailing a parking area sufficient in size (2.4m x 4.8m each parking space) to accommodate parking for 3 vehicles.

I consider the proposal not to have a detrimental impact on the highway and therefore have no objection subject to the following condition (application number SMD2025/0107).

No development shall be commenced until a revised plan showing 3 parking spaces (2.4m x 4.8m each space) within the red outline plan has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

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 red outline plan does not connect with the adopted highway.

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