



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 P QUINN LAND TO THE NORTH OF MOORSIDE
FARM, EAVES LANE, STOKE ON TRENT, ST2 8LY

Officer: David Plant

Our Reference: SMD20250212

District Reference: SMD/2025/0212

Date Received: 08-May-2025

Date Responded: 27-May-2025

Particulars of Development:

CHANGE OF USE OF LAND TO A 2 PITCH FAMILY GYPSY & TRAVELLER SITE - RETROSPECTIVE
- RESUBMISSION OF PLANNING APPLICATION SMD/2024/0486

Location of Development:

LAND TO THE NORTH OF MOORSIDE FARM, EAVES LANE, STOKE ON TRENT, ST2 8LY

Recommendation Summary: Conditional

Site Visit Conducted on: 14-May-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Eaves Lane within 215 metres either side of the property accesses for the previous five years.

Background

The site is located to the north of Moorside Farm and was previously used as yard and premises for storage of various materials and the sale of farm vehicles.

The site has an existing gated access, slightly recessed from the highway, Eaves Lane. Eaves Lane, in the location of the site, is a rural, unclassified road, which is part of the adopted highway network with a 60mph speed limit, unlit and no provision for pedestrians.

This is a retrospective development, with the dwellings in place and improvements made to the access surface, boundary treatment and gates.

Application is a resubmission of SMD/2024/0486

Description of Proposal

The applicant has cleared the land of the previous storage and vehicle sales use and is now using it as a traveller's site for residential purposes (2 pitches).

Highway Comments on the submission

This is a large site for the two pitches with a lot of space for vehicles to park within it away from the highway. The applicant is utilising the existing gated access from Eaves Lane and has made

improvements by hard surfacing the entrance and providing new wooden gates to secure the site, these open inwards away from the highway.

The site cannot be deemed as sustainable or accessible given its location. There is no provision for pedestrians and no local amenities in close proximity. This does mean that there will be a reliance on vehicles to travel to and from the site. On balance, however, given the size of the site, limited to two pitches, utilising an existing access and considering the former use, it is unlikely that the continued use of the site for the purpose proposed will have a detrimental impact on the adjacent adopted highway.

Recommendations:

I have no objection subject to the following being secured via conditions

Conditions

The site hereby permitted must be limited to the 2 pitches shown in Proposed Site Plan DWG 3.

Reason: Highway safety. To ensure that any impact on the highway is kept to a minimum.

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