



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: PRIOR APPROVAL

Our Reference: SMD20250025DET

Date Received: 11-Jun-2025

Applicant:

Hillcrest, Winnothdale, STOKE-ON-TRENT, ST10 4HB

Officer:

District Reference: DET/2025/0025

Date Responded: 26-Jun-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed barn conversion to dwelling with its own entrance already in place

Location of Development:

HILLCREST, Hillcrest, Winnothdale, STOKE-ON-TRENT, ST10 4HB

Recommendation Summary: Conditional

Site Visit Conducted on: 25-Jun-2025

1. Before the proposed development is brought into use, the hedge on the site frontage shall be reduced in depth such that no part of the hedge is within 2m of the edge of carriageway and shall thereafter be maintained as such for the life of the development
2. 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 and porous material for a minimum distance of 5m back from the site boundary 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.

REASONS

ALL To comply with NPPF Paragraph 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

1. To improve and maintain visibility splay at the access in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The surfacing works within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at in advance of surfacing works commencing.
 See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is for barn conversion.

Access is existing and is not proposed to be affected by this application. The access is of an appropriate width and is gated. However, visibility is currently restricted by the hedge to north west of the access. To

provide and maintain visibility for a residential dwelling, the hedge should be cut back such that it is no closer to the carriageway than 2m at any point, particularly adjacent to the access. The road is straight with little to reduce speeds, though volumes are low. Visibility at the access will be important for highway safety. The hedge does not need to be removed, just trimmed back.

The access is currently unbound. Other residential accesses in the immediate area are surfaced. The access should be surfaced in a bound material to reduce possibility of loose material being brought onto the carriageway and to match nearby dwellings.

The site is not in a sustainable location, with no footways, streetlights or bus services and no nearby facilities. Journeys are likely to be by private car.

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

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