Form X

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: SMD20250021DETV2

Date Received: 09-Jun-2025

Applicant:
BRADLEY HALL FARM, Bradley Hall Farm, Bradley In The Moors, STOKE-ON-TRENT, ST10 4DF

Officer:

District Reference: DET/2025/0021

Date Responded: 09-Jul-2025

Particulars of Development:
Application to determine if prior approval is required for the change of use of agricultural building to form 1no. dwellinghouse and associated building operations (Class Q Permitted Development)

Location of Development:
BRADLEY HALL FARM, Bradley Hall Farm, Bradley In The Moors, STOKE-ON-TRENT, ST10 4DF

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Jun-2025

Personal Injury Records;
Current records show there were no Personal Injury Collisions on Bradley Lane within 215 metres of the access to Bradley Hall Farm between 30/12/2019 and 29/12/2022.

Background;
The property is situated on Bradley Lane an unclassified rural road (Road No. D1364) with a speed limit of 60 mph. There are no footways or street lighting along this section of Bradley Lane.

Proposal;
Application to determine if prior approval is required for the change of use of agricultural building to form 1no. dwellinghouse and associated building operations (Class Q Permitted Development).

Comments on Information submitted:
The application is to determine if prior approval is required for a proposed change of use of an agricultural building into a 3-bedroom dwelling.

Access:
Access to the proposed dwelling is existing and provides access to and will be shared with Bradley Hall Farm. The access scales from the plan at approximately 5.7m wide, this is sufficient to allow 2 vehicles to pass unhindered. It was noted at the site visit that the access surface is loose, and material/stone/grit is being brought onto the highway, this can cause a danger to road users and should be prevented.

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

Mentioned in the Planning Statement 2 parking spaces are proposed within the amenity area. The submitted plans show an area where parking could take place, however these are not identified as such on the plan therefore a plan showing 2 parking spaces is required.

Staffordshire County Council

I have no objection to the proposal (application number DET/2025/0021) subject to the following conditions.

Notwithstanding any details shown on the approved plans no development shall be commenced until revised details indicating the following has been submitted to and approved in writing by the Local Planning Authority:

- A revised plan showing 2no.car parking spaces whereby a parking space consists of a minimum width of 2.4m and a minimum length of 4.8m per car. The parking shall thereafter be carried out in accordance with the approved details and be completed prior to first use and shall thereafter be retained as such for the lifetime of the development.

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.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE
Please note that the surfacing of the access drive works rear of the highway may require a Permit to Dig due to the proximity of the works to the adopted highway. Please email 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

Note to Planning Officer;
It was noted at the site visit that the access surface is loose, and material/stone/grit is being brought onto the highway, the condition is intended to reduce the likelihood this happening.

Stated in the Planning Statement there is provision for 2 parking spaces within the amenity area. The submitted plans show an area (2 x green rectangles to the west of the proposed property) where parking could take place, however these are not annotated as such.

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