



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

Applicant:
 Mrs Jayne Griffiths 78 Mayfield Avenue, Mayfield,
 Ashbourne, DE6 2JB

Application Type: PRIOR APPROVAL

Officer: Nawaz Malik

Our Reference: SMD20250030DET

District Reference: DET/2025/0030

Date Received: 28-Jul-2025

Date Responded: 15-Aug-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed change of use of an agricultural (or former agricultural) building to a dwellinghouse (Use Class C3), and for Associated Operational Development, (Resubmission)

Location of Development:

Barn to the east of Stoney Rock Farm , Leek Road , Waterhouses , Staffordshire , ST10 3LH

Recommendation Summary: Acceptance

Personal Injury Collisions

Current records show that there was not any personal injury collision (PIC) on Leek Road or Milkgate within 43m of the development site for the previous five years.

Background

Leek Road is a classified road (Road No. A523) with a speed limit of 50mph. Leek Road has no footways either side of the carriageway. The road is lit.

Stoney Rock Farm lies between Milkgate (D1132) and Leek Road (the A532) in Waterhouses.

History

DET/2023/0034 Application to determine if prior approval is required for - Change of use of an Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development.

Description of Proposal

Application to determine if prior approval is required for a proposed change of use of an agricultural (or former agricultural) building to a dwellinghouse (Use Class C3), and for Associated Operational Development, (Resubmission).

Comment on Information submitted

The proposed access is of Milkgate which is an unclassified road (Road no. D1132) with a speed limit of 60mph. The access already exists and is gated.

I note that the proposed location for this residential dwelling is potentially not in a sustainable location. By this I mean the village has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car. The neighbouring roads also have no footway provision and would require any resident to walk within the road should they wish to walk within the immediate neighbourhood.

In terms of highway access, I have no objection, and additional traffic will not have a severe impact.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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