



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:

Mellor Hayes Gate Farm, Star Bank, Staffordshire, Cotton,
ST10 3BN

Officer: David Plant

Our Reference: SMD20250541

District Reference: SMD/2025/0541

Date Received: 07-Jan-2026

Date Responded: 22-Jan-2026

Particulars of Development:

Demolition of the existing parking area and the erection of a secure garage building

Location of Development:

Hayes Gate Farm Star Bank, Oakamoor

Recommendation Summary: Acceptance

Site Visit Conducted on: 14-Jan-2026

NOTES TO PLANNING OFFICER

Application is for a garage.

Bay sizes for each private vehicle exceed the minimum required to be classed as a parking space and therefore comply with SMDC parking standards. However the garage is not required to meet parking standards as there is adequate space within the farm curtilage to accommodate parked vehicles.

Proposal will have no effect on the highway.

Current records show that there were no Personal Injury Collisions on Star Bank 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