



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

Applicant:

Mrs Louise Parks 223, Uttoxeter Road, STOKE-ON-TRENT,
 ST11 9AE

Officer: Tracey Lunn

Our Reference: SMD20260003DET

District Reference: DET/2026/0003

Date Received: 19-Jan-2026

Date Responded: 04-Apr-2026

Particulars of Development:

Application to determine if prior approval under Schedule 2, Part 3, Class Q(a) only of the Town and Country Planning (General Permitted Development) (England) Order 2015 is required for a proposed change of use from an agricultural building to 2 dwellinghouses (Use Class C3)

Location of Development:

BLYTHE LEA FARM, Blythe Lea Farm, Leek Road, STOKE-ON-TRENT, ST3 5BD

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Feb-2026

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Leek Road within 215 metres either side of the access to Blythe Lea Farm between 31/12/2020 and 30/12/2023.

Background;

The property is located off Leek Road (Road No. A0520) an A classified road. Leek Road is a primary route that connects Stoke on Trent with Leek. The section of Leek Road fronting the site is subject to a 60mph speed limit, there are no streetlights or footways.

There is currently vehicular access off A520.

Proposal;

Application to determine if prior approval under Schedule 2, Part 3, Class Q(a) only of the Town and Country Planning (General Permitted Development) (England) Order 2015 is required for a proposed change of use from an agricultural building to 2 dwellinghouses (Use Class C3)

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of agricultural building to form 2 x 2-bedroom dwellings.

Access:

Access to the property is existing and provides regular access to Blythe Lea Farm.

Parking:

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

The submitted plan DRAWING No. 25_1386-005 Rev P01 shows parking for 2 vehicles, this does not meet with the Parking Standards. The total number of parking spaces required for the 2 dwellings is 4.

I have no objection to the proposal (application number DET/2026/0003) subject to the following condition;

No development shall be commenced until a revised plan showing 4 parking spaces (2.4m x 4.8m each space) has been submitted to and approved in writing by the Local Planning Authority: The parking shall thereafter be carried out in accordance with the approved details and be retained for the lifetime of the development.

REASONS

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

NOTE TO PLANNING OFFICER

I note that the location of the residential dwellings is not in a sustainable location. By this I mean there are 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. There is no footway provision and would require any resident to walk within an unlit road should they wish to walk within the immediate neighbourhood.

The red outline plan does not connect with the adopted highway.

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