



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:

Mr Roger Tyrie HURSTVALE COTTAGE, Hurstvale
 Cottage, Grange Road, STOKE-ON-TRENT, ST8 7RZ

Officer: Tracey Lunn

Our Reference: SMD20260025

District Reference: SMD/2026/0025

Date Received: 11-Feb-2026

Date Responded: 02-Mar-2026

Particulars of Development:

Proposed one shepherds hut and existing outbuilding to be converted into shower unit and compostable toilet. Change of use required from agriculture.

Location of Development:

HURSTVALE COTTAGE, Hurstvale Cottage, Grange Road, STOKE-ON-TRENT, ST8 7RZ

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Mar-2026

Background;

The site is accessed from Grange Road (C0082). The stretch of Grange Road where the vehicle access is located is subject to a 30 mph speed limit and served by street lighting and a footway.

Public right of way footpath Biddulph Town 35 runs along the access road to the site.

Description of Proposal:

Proposed one shepherds hut and existing outbuilding to be converted into shower unit and compostable toilet. Change of use required from agriculture.

Comments on Information Submitted:

The proposal is to site 1 shepherds hut within the grounds of Hurstvale Cottage as per submitted plan RT03. An existing outbuilding is also to be converted into a shower unit and compostable toilet. The shepherds hut will provide a double bed/kitchenette and seating area and would accommodate 2 people.

Parking;

Parking has not been shown on the submitted plans however given the distance of the hut from the adopted highway (approximately 300m south of Grange Road) and the size of the grounds of Hurstvale Cottage it is considered that parking will be secured within the site.

Access;

Access to the lodge will be via the existing vehicular access off Grange Road which also serves Tree Tops, Hurstvale Cottage, stables and riding school.

It is noted within the Design and Access Statement and Supporting Statement that the applicant wishes to reduce the riding school and to replace the income lost through the reduction of the riding school with income from the shepherds hut.

It is considered the proposal will not cause a significant increase in trip generation.

I have no objection to the proposal (application number SMD/2026/0025).

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