



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:

Mr & Mrs Mayer C/O JMI Planning, 62 Carter Street,
 Uttoxeter, Staffordshire, ST14 8EU

Officer:

Our Reference: SMD20260011DET

District Reference: DET/2026/0011

Date Received: 20-Apr-2026

Date Responded: 08/05/2026

Particulars of Development:

Application to determine if prior approval is required for a proposed: Change of Use of 2 Buildings on Agricultural Units and former Agricultural Buildings to 4 Dwellinghouses (Class C3), which may include extension of the building and/or building operations

Location of Development:

Upper Heakley Farm Ball Lane, Brown Edge

Recommendation Summary: Conditional

Site Visit Conducted on: 06/05/2026

Background:

The application site is located on Ball Lane. Ball Lane is a D classified road (road number D1053), which is subject to a 60mph speed limit, there is streetlighting but no footways.

Public right of way footpath Brown Edge 43 runs along the eastern boundary of the site.

Previous Applications:

DET/2025/0040 - Application to determine if prior approval is required for a proposed change of use of two agricultural building into four dwellings – Conditioned by the Highway Authority -Refused by Staffordshire Moorlands District Council.

DET/2025/0006 – Application to Determine if Prior Approval is required for proposed alterations and refurbishment of former milking parlour to single storey one bedroom dwelling. - Conditioned by the Highway Authority – Approval granted by Staffordshire Moorlands District Council.

DET/2023/0008 - Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to one Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion – Conditioned by the Highway Authority – Approval granted by Staffordshire Moorlands District Council.

Description of Proposal:

Application to determine if prior approval is required for a proposed: Change of Use of 2 Buildings on Agricultural Units and former Agricultural Buildings to 4 Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of 2 agricultural buildings to form 1 x 3-bedroom dwelling (Plot 1) and 3 x 3-bedroom dwellings (Plot 2) at Upper Heakley Farm, Ball Lane, Bagnall.

Plans show a total of 4 x 3-bedroom residential dwellings which will require, if the proposal was to meet with Staffordshire Moorlands Parking Standards, 2 parking spaces each dwelling (2.4m x 4.8m each space) for residents and visitors. For the 4 dwellings a total of 8 parking spaces is required, the proposal provides 9 spaces as shown on plan GNC/167.1/25/1 Revision A.

There are 2 existing vehicle accesses onto Ball Lane. The southwestern access measures approx. 7m wide and the north-eastern access measures approx. 5.2m wide, both accesses are sufficient to allow 2 vehicles to pass.

Visibility at the north-eastern access, looking in a south westerly direction, is restricted by the presence of the adjacent barn wall, which lies within the required visibility splay (measured from a point 2.4 m back to a minimum of 2.0 m from the carriageway edge). While this is an existing access, it does not appear to be in regular daily use. The Highway Authority's preferred option for egress onto Ball Lane is via the south-western access, where visibility is demonstrably improved. However, the submitted drawing GNC/167.1/25/1 Revision A indicates that the proposal intends to utilise the north-eastern access.

The creation of 4 x 3-bedroom dwellings would generate an increase in trips to/from the site.

Gates are identified on drawing GNC/167.1/25/1 Revision A, and gates are currently installed at the site access points. In order to prevent vehicles from standing on the public highway while drivers open and close the gates, the gates should either be left permanently open or removed in their entirety

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number DET/2026/0011) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking and turning area has been provided in accordance with the approved plan GNC/167.1/25/1 Revision A. The parking and turning area shall thereafter be retained unobstructed as a parking and turning area for the life of the development.

The access gates shall remain open or removed.

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:

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

Public right of way footpath Brown Edge 43 runs along the eastern boundary of the site. It is noted that Staffordshire County Council Public Right of Way Team have not been consulted regarding the proposal. Given the proximity of the public footpath to the proposal site comments should be sort from the PRow Team.

The location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location 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 due to there being no footway provision on Ball Lane.

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