



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: COU

Applicant:

Croft 137 Willow Drive, Cheddleton, ST13 7FG

Officer: Tracey Lunn

Our Reference: SMD20260216

District Reference: SMD/2026/0216

Date Received: 02-Jun-2026

Date Responded: 17-Jun-2026

Particulars of Development:

Garage conversion and change of use to a single holiday let unit

Location of Development:

137 Willow Drive, Cheddleton

Recommendation Summary: Conditional

Site Visit Conducted on: 17-Jun-2026

Background;

The property is located on Willow Drive, an unclassified road serving a housing development.

Willow Drive is a no-through road that terminates at the point where it transitions into a private drive serving 4 properties, including the application site. There are no footways along the private drive or on the section of Willow Drive leading to it; however, there is street lighting.

The nearest shop is a 30-minute walk from the site, the nearest restaurant is around an 18-minute walk, and a public house is approximately 22 minutes away on foot. A bus service operates to Leek and Hanley, with the nearest bus stop situated approximately a 3-minute walk from the site.

Proposal;

Garage conversion and change of use to a single holiday let unit.

Comments on Information submitted:

The proposal is for a change of use and garage conversion into a holiday let unit. The holiday let will have 1 bedroom and parking for 1 vehicle.

The submitted Drawing Number PL 01D (Site Plan as Proposed) shows sufficient parking 3 spaces for the 4-bedroom dwelling and 1 space for the holiday let, this is considered acceptable and in line with Staffordshire Moorlands Parking Standards.

There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval: -

The development hereby permitted shall not be brought into use until the parking for the holiday let and host property have been provided in accordance with the approved plans Drawing Number PL 01D (Site Plan as Proposed). The parking areas shall thereafter be retained for the purposes of parking for the life of the development.

Reasons;



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

Note to Planning Officer;

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