



**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 C Forrester Kingsley Moor Farm, Kingsley Road,  
 Kingsley Moor, Staffordshire, ST10 2EN

**Officer:** Tracey Lunn

**Our Reference:** SMD20260264

**District Reference:** SMD/2026/0264

**Date Received:** 02-Jun-2026

**Date Responded:** 19-Jun-2026

**Particulars of Development:**

Conversion and alteration of agricultural building to form 1no. self-build dwelling and associated works

**Location of Development:**

Kingsley Moor Farm Kingsley Road, Kingsley Moor

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 17-Jun-2026

**Background;**

The building is located within the grounds of Kingsley Moor Farm, off Kingsley Road (A52). Kingsley Road is an A-class road subject to a 60-mph speed limit. There are no footways in the vicinity; however, there is 1 streetlight located opposite the farm access.

**Proposal;**

Conversion and alteration of agricultural building to form 1no. self-build dwelling and associated works.

**Comments on Information submitted:**

The application is for the conversion of an agricultural building to create a dwelling. The dwelling will have 3 bedrooms.

The site will be accessed via the existing driveway serving Kingsley Moor Farm.

**Parking:**

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

Submitted CFKM-SA-A-0101 shows a parking and turning area sufficient for 2 vehicles and therefore meets with the Parking Standards. Parking and turning area scales at 14.5m x 6.5m.

I have no objection to the proposal (application number SMD/2026/0264) subject to the following conditioned.

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 CFKM-SA-A-0101. The parking and turning area shall thereafter be retained unobstructed as parking and turning area for the life 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;

The proposed residential dwelling is not located within a sustainable transport location or within an existing community. The site has no access to local amenities such as shops, healthcare, or educational facilities. As a result, trips to such services are likely to be undertaken by private car.

Although bus stops are located approximately 175 metres to the south-west and 140 metres to the north-east, providing services to Hanley and Uttoxeter, there is no footway provision along this stretch of road. As a result, pedestrians would be required to walk within the carriageway of an A-class road with a 60mph speed limit in order to access these facilities, which is unsafe and therefore unlikely to occur.

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