



**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 Richard Mitchell Trioscape Trioscape Garden Centre,  
 Highleadon, Newent, Gloucestershire, GL18 1HQ

**Officer:** Tracey Lunn

**Our Reference:** SMD20260291

**District Reference:** SMD/2026/0291

**Date Received:** 24-Jul-2026

**Date Responded:** 13-Aug-2026

**Particulars of Development:**

Retention and conversion of former agricultural building to form single Class C3 dwellinghouse

**Location of Development:**

GREEN ACRES, Green Acres, Tower Hill Road, STOKE-ON-TRENT, ST8 6PA

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 11-Aug-2026

**Background;**

The building is located off Tower Hill Road (Road No. D1064), an unclassified road with street lighting and footway provision on its northeastern side. Tower Hill Road is subject to a 30mph speed limit along the section fronting the site access. Approximately 50 metres northwest of the site access, the speed limit changes from 30mph to 60mph.

**Previous Applications;**

DET/2020/0054 – Proposed change of use of an agricultural building to a dwellinghouse – Conditioned by the Highway Authority - Prior Approval Refused by Staffordshire Moorlands District Council.

**Proposal;**

Retention and conversion of former agricultural building to form single Class C3 dwellinghouse.

**Comments on Information submitted:**

The application is for the conversion of an agricultural building to create a dwelling. The dwelling will have 3 bedrooms and a garage which will measure approximately 3.2m wide by 6.3m long.

**Access:**

The proposed dwelling would be accessed via the existing driveway serving the agricultural building. It is noted that replacement gates have been installed at the access, with the gates opening inwards away from the public highway, which is acceptable to the Highway Authority. The access has previously been improved through the removal of dirt, mud and grass, and the installation of a crushed stone surface. The current proposal seeks to bring the access up to a residential standard by replacing the crushed stone surfacing with tarmac from the rear edge of the footway for a distance of 5 metres into the site, as shown on the submitted drawing T1523.04C Rev C. This is considered acceptable to the Highway Authority and would assist in preventing loose material from being deposited onto the public highway.

**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 drawing T1523.04C Rev C shows parking and turning areas sufficient for 2 vehicles and therefore meets with the Parking Standards.

The proposed garage, with minimum internal dimensions of 3.2m in width and 6.3m in length, exceeds the minimum internal dimensions specified for a single garage within the Parking Standards, which require a width of 3m and a length of 6m.

I have no objection to the proposal (application number SMD/2026/0291) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access, parking and turning areas has been provided in accordance with the approved plan T1523.04C Rev C. 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 hedge located to the north-west of the site access, adjacent to the directional sign, streetlight and electricity/BT pole, within the area of land outlined in blue, should be trimmed and thereafter regularly maintained to improve visibility for vehicles exiting the site and for road users travelling in a north-west to south-east direction.

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