



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:

Messrs. Bestwick TALL ASH FARM, Tall Ash Farm,
 Biddulph Road, HORTON, ST13 8QX

Officer: David Plant

Our Reference: SMD20260024/DET

District Reference: DET/2026/0024

Date Received: 05-Aug-2026

Date Responded: 17-Aug-2026

Particulars of Development:

Prior approval application for the change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3)

Location of Development:

TALL ASH FARM, Tall Ash Farm, Biddulph Road, HORTON, ST13 8QX

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Aug-2026

1. Adequate parking shall be provided and maintained for the proposed development.

REASON

To comply with NPPF paragraph 115, 116, to comply with SMDC Local Plan Policy DC1 and parking standards; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for COU of agricultural building to dwellings.

Buildings are existing. Access is existing and in current use. Access is located on the outside of a bend, providing adequate safe visibility.

Site is not in a sustainable location. There are no footways and no pedestrian provision. However application is for conversion of existing buildings.

Current records show that there were no Personal Injury Collisions within 215m either side of the property access in the previous five years.

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