



City of  
**Stoke-on-Trent**

# **PLANNING SERVICES**

## **FIVE YEAR HOUSING LAND SUPPLY**

### **STATEMENT 2018**

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## **5 Year Housing Land Supply Statement: 2018-2023**

### **1. Background**

- 1.1 The revised National Planning Policy Framework (NPPF), published in July 2018, requires all local authorities as part of their strategic planning function to identify a continuous five-year supply of housing land. Being able to demonstrate a five year supply or not is an important material consideration when determining planning applications for new housing. It does not in itself, however, provide justification for approval or refusal of a planning application.

### **2. National Policy and Guidance**

- 2.1 In July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published a revised version of the NPPF along with associated updated the Planning Practice Guidance (PPG). This update included a standard calculation for local housing need and how the five year supply is calculated.
- 2.2 Paragraph 73 of the National Planning Policy Framework (NPPF) requires Local Planning Authorities to annually identify and update a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need (LHN) where the strategic policies are more than five years old.
- 2.3 To be considered 'deliverable', sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development and have planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. Where a site has outline planning permission, they should only be classed as deliverable where there is clear evidence that housing completions will begin within five years. As detailed further in section 6, sites visited through Annual Monitoring, have been subject to this criteria.
- 2.4 As well as the supply of specific deliverable sites, there should be a buffer included. This ranges from 5% to 20% of the need which depends upon how much housing has been delivered against the target in previous years, this is to ensure deliverability, choice and competition in the market. This is linked to the Housing Delivery Test, where there has been under delivery over the past three years, a 20% buffer should be applied. If the Council were to produce an annual position statement which has gone through engagement with developers and has been considered by the Secretary of State, then a 10% buffer should be applied. Otherwise a 5% buffer is appropriate.

### **3. Housing Need**

- 3.1 As stated within paragraph 73, the NPPF states that the five year supply should be set out against the strategic requirement as set out in adopted strategic policies or against their LHN where the policies are more than 5 years old. The existing strategic policies for the City are set out within the Core Spatial Strategy which was adopted in

October 2009, and is therefore over 5 years old, and has not been reviewed. With this in mind, the five year supply is to be considered against the Council's LHN figure.

- 3.2 The methodology to calculate the LHN figure applies an average annual household growth figure from the most recent based Sub-National Household Projections for the next 10 years i.e. from 2018 to 2028. This is then tested against a measure of affordability to identify the extent of any uplift to the housing need figure to enable local house prices to become more aligned to average workplace earnings.
- 3.3 Since the revised NPPF and PPG have been published, the government has published the latest household projections (2016). Across the country, the household projections are lower than the previous 2014 figures and therefore LHN figures across the country do not meet the Government aspiration to deliver 300,000 new homes as set out in the 2017 White Paper: Fixing our Broken Housing Market. The government has therefore issued a consultation on updating the PPG and reviewing the methodology for calculating the LHN (Technical consultation on updates to national planning policy & guidance – October 2018). The consultation proposes to use the 2014 population projections until the Government is able to review the formula for calculating LHN. As this is still out to consultation, the Council have calculated the five year supply against the latest figures (2016 household projections) but, as shown below, have also set it out against the 2014 projections, should the consultation become policy.

**Table 1 - Local Housing Need figures**

	<b>Local Housing Need based on 2016 projections</b>	<b>Local Housing Need based on 2014 projections</b>
<b>Average annual change</b> (Calculate the difference in households over a 10 year period utilising the most up to date household projections (2016 Household Projections) – Sept 2018). The 1 <sup>st</sup> year being the current year)	396.2	481
<b>Affordability ratio</b>	4.45	4.45
<b>Adjustment factor</b>	1.028	1.028
<b>Annual Local Housing Need Figure</b>	407	494

#### **4. Past delivery against the latest assessment of housing need**

- 4.1 To ensure choice and competition in the market for land, the NPPF requires local planning authorities to add an additional 5% buffer to their housing requirements over

the next five years. For local authorities where there has been under-delivery in the last 3 years, this buffer is to be increased to 20%.

- 4.2 In order to determine whether or not we have persistently under-delivered and are therefore required to increase the buffer to 20% we need to measure our past housing delivery against the latest assessment of housing need.
- 4.3 Table 1 below shows the annual dwelling completions as measured against the LHN and the consultation figures. It shows that against both figures that the Council has exceeded the figures over the last 3 years and thus a 5% buffer is appropriate.

**Table 2 - Housing Delivery 2015 – 2018**

Monitoring Year	Net Dwelling Completions	Local Housing Need (2016 household projections)	Delivery against Need	Local Housing Need against 2014 household projections	Delivery against 2014 LHN
2015-16	445	407	38	494	-49
2016-17	748	407	338	494	251
2017-18	703	407	296	494	209
<b>Total</b>	<b>1893</b>	<b>1221</b>	<b>672</b>	<b>1482</b>	<b>411</b>
<b>Average per year</b>	<b>631</b>	<b>407</b>	<b>224</b>	<b>494</b>	<b>137</b>

**Table 3 - Housing Requirement over the Next Five Years**

	2016 projections	2014 projections
Requirement for next five years: (dwellings per annum times by 5)	2035	2470
5% buffer	102	124
<b>Total</b>	<b>2137</b>	<b>2594</b>

## 5. Windfall Allowance

- 5.1 Paragraph 70 of the revised NPPF states that local planning authorities can make an allowance for windfall development in their five year supply if there is compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. Windfall sites are defined as those which have not specifically been identified as available in the Local Plan process. A windfall allowance should be realistic and have regard to the Strategic Housing Land Availability Assessment (SHLAA), historic windfall delivery rates and expected future trends.
- 5.2 Table 3 below shows the past trends in windfall site completions since 2006, where data is available. These typically comprise of changes of use and conversions and smaller sites not already identified in the published SHLAA.

**Table 3: Calculation of the windfall allowance**

	Conversions and change of use	Units delivered on sites under 0.25 hectares	City Total
<b>2006/7</b>	-	108	108
<b>2007/8</b>	-	97	97
<b>2008/9</b>	88	228	316
<b>2009/10</b>	46	101	147
<b>2010/11</b>	57	160	217
<b>2011/12</b>	109	127	236
<b>2012/13</b>	47	92	139
<b>2013/14</b>	54	110	164
<b>2014/15</b>	129	209	338
<b>2015/16</b>	149	280	429
<b>2016/17</b>	117	28	145
<b>2017/18</b>	86	61	147
<b>Average Per Year Over Plan Period</b>	<b>88</b>	<b>133</b>	<b>222</b>

- 5.3 Table 3 shows that windfall development makes a large contribution to the amount of completions each year. Therefore it is considered appropriate to include this within the supply, and whilst the NPPF does allow for the inclusion within the 5 year period, it is not considered appropriate to apply this to each year. To avoid double counting with those sites that already have permission, the windfall allowance has been excluded from the first few years. It has been noted that a high percentage of windfall developments complete within 2 years of having permission and therefore windfall development has only been excluded from the first 2 years.

## 6. Current Five Year Housing Land Supply

- 6.1 The Appendix to this statement lists sites included in the five year housing land supply as at 1<sup>st</sup> April 2018 (the base date), that are considered deliverable and have been assessed through annual site monitoring. This includes sites with planning permission that have dwellings remaining to complete, these sites maybe under construction or not started. There are additional deliverable sites in the SHLAA however for the purposes of this five year housing land supply statement they have been excluded.
- 6.2 It is recognised that there is a much larger supply of sites with planning permission that have not been included within the supply. This includes sites which have gained formal planning permission as of the 1<sup>st</sup> April 2018, outline permissions which do not have the clear evidence of their delivery as yet and also there are additional deliverable sites in the SHLAA. However for the purposes of this five year housing land supply statement they have been excluded. Therefore it is assumed that there are further sites that will be delivered within the next 5 years, but due to the rigorous checks in accordance with the NPPF, they have not been included.
- 6.3 As stated above, to ensure choice and competition in the market for land, an additional buffer is applied to the requirement. Whilst it could be argued that there is some double counting in applying two buffers, it is noted that there is a historical rate of planning permissions lapsing of 17%. The Council considers that it has been robust by only including sites as deliverable where clear evidence of their deliverability exists. This ensures that the 5 year supply calculation is robust and for clarity a lapse rate has only been applied to the sites with planning permission that are not under construction. Site with planning permission that are not started account for 942 dwellings, with a 17% discount applied, 782 dwellings are counted towards the supply.

**Table 4: Housing site supply 2018-2023**

Source of Supply:	
Remaining capacity of sites with planning approval at 1 <sup>st</sup> April 2018 (phased):	2764
	(Under Construction) 1822
	942 - Not commenced (Lapse Rate applied 17%) 782
Windfall Allowance	666
<b>Total</b>	<b>3270</b>

## 7. Housing Land Supply Calculation

- 7.1 The previous sections of this statement explain all of the different considerations that need to be factored in to calculating the supply of housing land. This section brings together all of these factors to determine how the capacity of land for housing development compares with the area's recommended housing need figure for the next five years.
- 7.2 The basic calculation to determine this is for the amount of housing land available (the deliverable supply) to be divided by the annual requirement (the demand). This is set out in Table 5 below.

**Table 5: Calculation of the housing land supply**

	2016 projections	2014 projections
Housing requirement 2018-2023 (including 5% buffer)	2137	2594
Annual Requirement	427.4	518.8
Total Deliverable Supply Capacity	3270	3270
<b>Number of years' worth of housing land supply against the requirement:</b>	<b>7.65</b>	<b>6.3</b>

- 7.3 In conclusion Stoke-on Trent City Council has 5 years worth of housing land supply, set against the most up to date Local Housing Need figure (in line with paragraph 73 of the NPPF).

## 8. Joint Local Plan Progress

The council are currently working on a Joint Local Plan with Newcastle-under-Lyme which when adopted will replace the existing policy framework. The Joint Local Plan is a statutory plan for the area and will ensure that long term policies are in place to manage and meet the needs of local people and businesses for employment, housing, green space and supporting services. The plan's timeframe covers 2013 – 2033 and is being produced in consultation with a wide range of consultees.

A number of key evidence base documents have been used to inform the production of the Joint Local Plan so far and involves gathering up to date evidence that considers information about the environmental, social and economic characteristics of the area. The evidence base will continue to evolve as we move through the Joint Local Plan process however the significant studies that have informed the Joint Local Plan consultations so far include:

- Strategic Housing Market Assessments (SHMA) (July 2015) and Update June 2017.
- Strategic Housing Land Availability Assessment (SHLAA)

Earlier this year we consulted on the Preferred Options document (February and March 2018) which set out the preferred strategy for growth and spatial distribution for both housing and employment. The proposed levels of growth therefore aim to provide a minimum of 199 hectares of employment land and 27,800 houses (1390 dwellings per annum – 804 dwellings in Stoke-on-Trent and 586 dwellings in Newcastle-under-Lyme) across the plan period. The overall strategy for growth is based on the strategic principles of regeneration, encouraging development on brownfield land and supporting the existing urban areas and as such the preferred options document begins to identify potential sites to allocate through the local plan process. Several key themes have emerged through the production stages of the Joint Local Plan to date including the need to:

- Support the existing urban areas and support ongoing regeneration of the centres and existing brownfield sites;
- Support employment growth and providing dwellings in appropriate locations to improve connectivity between employment and residential areas;
- Deliver growth in the housing stock to contribute towards meeting the national shortfall;
- Respect the natural resources and heritage assets of the area;
- Address issues of house prices and affordability in the plan area;
- Increase the attraction of the area as a tourist destination and to facilitate the development of leisure, arts and cultural assets.

Both the 'Issues' and 'Strategic Options' consultation stages recognised that the economy of the area was adversely affected by two significant issues:



- A population that is generally getting older and consequently with fewer people of a working age;
- Neither authority has been building enough housing to meet demand over a sustained period over time.

The housing undersupply has impacted on young peoples' ability to form households with the consequence that fewer people of a working age are living in the area, or moving into the area, and they are likely to continue to move out of the area to work. This situation has constrained employment growth because of the lack of skilled labour force. The outward migration of young people - in particular graduates - has restricted the area's ability to attract investment in jobs, especially high-value jobs in which the area is deficient.

Evidence however supporting the plan, including the Employment Land Review considers that the plan area will see strong growth in employment in the future and the SHMA is clear that to achieve this transformational change and help the area to realise its true economic potential we need to:

- Attract and retain enough young people to achieve an above-trend growth in the working age population.
- Provide sufficient well paid employment opportunities to attract and retain younger households and build enough homes to accommodate the workforce, which are a) at an affordable price and b) of the right type and quality.

8.1 As the proposed level of growth is not in an adopted strategic policy in a development plan, it does not currently hold any weight for the calculation of a five year housing land supply and the LHN figure should be used to inform the calculation. The next stage in the Joint Local Plan process will be the consultation of the draft Joint Local Plan and the published timetable sets out this will be completed between October and December 2019. For further information regarding the current published Joint Local Plan timetable please find below a link to the councils website.

[https://www.stoke.gov.uk/info/20071/joint\\_local\\_plan/317/joint\\_local\\_plan\\_timetable](https://www.stoke.gov.uk/info/20071/joint_local_plan/317/joint_local_plan_timetable)

Planning Application Reference	Site Address	Description	Commitment Status	Approval Date	Number of units with planning permission	Number of units counted within 5 year supply
59219	Site at Former Irish Club, 27 North Street, Stoke On Trent, ST4 7DQ	Student accomodation for up to 300 persons- demolition of existing building to provide three hundred student apartments with associated student facilities (Sui Generis)	UC	08-Dec-14	300	300
61641	Abbots House, 103 Abbots Road, Abbey Hulton, Stoke-on-Trent, ST2 8DU	Demolition of existing buildings and erection of fourteen independent living units for adults with learning disabilities including associated communal access, car parking and landscaping	FPP	21-Dec-17	14	14
61710	Land at Broad Street / Potteries Way, Hanley, Stoke-on-Trent	61710/HYB Full pp for resi development in the form of two hundred and seventy seven Build to Rent units (Use Class C3) with ancillary residential facilities;	UC	07-Dec-17	277	277
58877	Former Bucknall Hospital site, Eaves Lane, Stoke-on-Trent, ST2 8LD	Demolition of existing hospital buildings except for Rowan Lodge and Verity House which will be refurbished and redeveloped for residential, redevelopment of the site for 201 houses with associated works	UC	29-Feb-16	201	120
61254	Former Victoria Ground, Off Boothen Old Road, Stoke-on-Trent	Hybrid application: Full application for the erection of 130 dwellings, vehicular access off Boothen Old Road, landscaping, drainage and associated infrastructure. Outline application for residential development of up to 70 dwelling	UC	23-Oct-17	200	150
60432	Former Churchill Pottery, off Waterloo Road, Hanley, Stoke on Trent	Full application for 193 new dwellings, including associated infrastructure	UC	01-Mar-17	193	150
60995	Land at Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Erection of 142 dwellings (Phase 2) proposals for appearance, landscaping, layout and scale (reserved matters pursuant to 53413/OUT)	UC	15-Jun-17	142	134
60831	Dyson Ceramic Systems, Shelton New Road, Stoke-on-Trent, ST4 6EP	Demolition of existing structures (retrospective) and erection of 137 residential dwellings	UC	14-Jun-17	137	102
57840	Land at, Trentham Lakes, Stanley Matthews Way, Stoke-on-Trent	Erection of one hundred and thirty two houses including children's play area and associated landscaping (Phase 1) (reserved matters pursuant to 53413/OUT)	UC	31-Mar-15	132	13
55286	Wedgwood Estate (Employment), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	Redevelopment of the existing factory complex	UC	08-Oct-13	120	71
58689	City Waterside (Waterloo Street / Commercial Road), Hanley, Stoke-on-Trent	Erection of 111 dwelling houses with associated landscaping, road works and parking	UC	25-Nov-15	111	16
60957	Land adjacent London House, London Road, Stoke-on-Trent, ST4 1NB	Erection of 6-storey building for student accommodation (sui generis) and associated communal facilities	UC	13-Jun-17	96	96
60994	Queen Elizabeth II Court, Temple Street, Fenton, Stoke-on-Trent	Demolition of existing Queen Elizabeth II Court sheltered accommodation and construction of a new 57 apartment retirement living complex with associated administration and communal facilities, external works and landscaping scheme	UC	25-May-17	57	57
55652	Former Clanway Brickworks, off James Brindley Way, Sandyford, Stoke-on-Trent ST6 5NW	Substitution of house types within plots 96-149 (to create fifty-three)All other aspects of the development remain the same as those already approved under application 54700 which was determined in May 2013 EXCLUDES PLOT 113 dwellings)	UC	11-Nov-13	53	39
60894	Land at Shearer Street and Bedford Road, Shelton, Stoke-on-Trent	Erection of three apartment blocks creating 38 two bedroomed apartments	UC	25-May-17	38	14
54289	Former Simpsons Pottery, Grange Street, Cobridge, Stoke-on-Trent, ST6 2JT	The proposal is for the residential redevelopment of a derelict, contaminated site comprising of 37 dwellings	UC	05-Feb-13	37	37
59772	Land at Bucknall New Road, Hanley, Stoke-on-Trent		FPP	31-Aug-16	58	58
55286	Wedgwood Estate (Phase 3 -The Oaks), Wedgwood Drive, Trentham, Stoke-on-Trent, ST12 9ER	Redevelopment of the existing factory complex, comprising partial demolition and new build to form revised manufacturing facilities, office space and visitor attractions, and residential development	UC	08-Oct-13	29	22
60507	Former St Dominic's School, Hartshill Road, Stoke-on-Trent, ST4 7LY	Residential development of 26 dwellings	UC	26-Apr-17	26	26
60951	Land at Cemetery Road and Caledonia Road, Shelton, Stoke-on-Trent	Erection of 23 dwelling houses with associated external works, car parking and landscaping (part retrospective)	UC	21-Dec-17	23	13

56801	Former Falcon Works, Sturgess Street, Stoke-on-Trent, ST4 7QH	Conversion of, and extensions and alterations to the former Falcon Works and erection of two additional new buildings to create 43 affordable apartments with associated parking and landscaping (35no 1 bed, 8no. 2 bed)	FPP	12-Nov-14	43	43
60469	7-25 Newhall Street, Hanley, Stoke-on-Trent, ST1 5HQ	Demolition of existing building and erection of 4-storey residential development comprising 32 self-contained flats	FPP	25-May-17	32	32
59852	Trent Country Club, Birches Head Road, Birches Head, Stoke-on-Trent, ST2 8DD	Change of use of squash courts and gymnasium to create 12 apartments including building works, demolition of a single storey building and also demolition of the rear addition to the squash courts	FPP	05-Sep-16	12	12
58354	Former Stanfield Nursery School, Dollys Lane, Burslem, Stoke-on-Trent, ST6 7AW	Demolition of former nursery and erection of a three storey care home	FPP	04-Mar-16	40	40
59223	Minton Hollins (land) (employment), Shelton Old Road, Stoke	Erection of seven multi-storey buildings to accommodate 1357 student apartments and common rooms including on-site parking, retail unit, hair salon, laundrette, cafe and leisure facilities	FPP	09-Nov-16	485	306
60548	Land at the former Edith Beddow Residential Home, Turnberry Drive, Trentham, Stoke-on-Trent	Erection of 14 dwellings and associated works.	UC	23-Dec-15	14	4
57831	Land at, Norfolk Street, Norfolk Street, Shelton, Stoke on Trent	Demolition of existing buildings and erection of twenty dwellings. The proposed dwellings would comprise 16 two bedroomed dwellings and 4 three bedroomed dwellings.	FPP	25-Feb-15	20	20
58939	Land at rear of Greenfield Centre, Furlong Road, Tunstall, Stoke-on-Trent, ST6 5UP	Erection of two residential blocks each providing six flats (twelve in total), with associated car parking, landscaping and vehicular access	FPP	04-Mar-16	12	12
58468	Former Nursing Home, 1 Ricardo Street, Longton, Stoke-on-Trent, ST3 4EU	Change of use to form ten self-contained apartments including elevational alterations and extension to existing front dormer	FPP	19-Aug-15	10	10
58571	Ubberley Working Mens Club, Ubberley Road, Bucknall, Stoke-on-Trent, ST2 0EF	Demolish Ubberley Working Men's Club and redevelopment of site creating thirteen residential 2bed/3bed and 4 bed dwellings with associated car parking, landscaping and boundary treatments	FPP	05-Nov-15	13	13
58748	Land adjacent 52 Glebedale Road, Fenton, Stoke on Trent, ST4 3AQ	Erection of a residential care home in two blocks comprising twelve bedrooms, ten apartments and ancillary communal and office space	FPP	13-Nov-15	22	22
58844	Former St Chads Church, Scotia Road, Tunstall, Stoke-on-Trent, ST6 6EQ	Erection of three apartment blocks each accommodating 6 apartments, a separate management suite building and construction of vehicular/pedestrian access and car parking and 2.4m high wall and a 2.4m high Paramount Peramesh fence	FPP	09-Dec-15	18	18
56760	245 Hartshill Road, Hartshill, Stoke On Trent, ST4 7NQ	Extension and conversion to 8 one-bedroom and 5 two-bedroom flats	UC	20-Jun-14	13	13
61827	Grosvenor Chambers, Foundry Street, Hanley, Stoke-on-Trent, ST1 5SY	Conversion of first and second floor office (B1) to provide 10 self contained apartments (C3) and elevational alterations to provide entrance from Foundry Street.	PRA	13-Dec-17	10	10
60777	Former Tunstall Health Centre, Dunning Street, Tunstall, Stoke On Trent, ST6 5AP	The application includes an indicative layout which indicates up to 19 family type dwellings along with a new highway towards the rear of the site.	RM	11-Apr-17	19	19
61440	Site of Former Meir Healthcare Centre, Saracen Way, Meir, Stoke-on-Trent, ST3 7DS	Residential development for twelve 3-bed semi-detached dwellings with new vehicle accesses	UC	16-Oct-17	12	15
59462	Webberley Limited, Percy Street, Hanley, Stoke-on-Trent, ST1 1NG	Change of use at first, second, third and fourth floors to create twelve residential units (Use Class C3)	UC	27-Apr-16	12	12
56381	2-8, Queen Street, Buslem, Stoke-on-Trent, ST6 3EF	This is a prior notification application for the change of use of the first floor of the premises at 2-8 Queens Street from offices (Use Class B1(a)) to nine flats (Use Class C3).	UC		9	9
59123	Land adj to 2 Grantham Place, Abbey Hulton, Stoke On Trent, ST2 8BU	Erection of two detached dwellings (reserved matters pursuant to 54387/REN) (outline)	RM	19-Jan-16	2	2
59587	Former Queens Hotel, 489 Etruria Road, Hanley, Stoke-on-Trent, ST4 6JJ	Erection of 9 three storey dwellings within former car parking area	UC	18-May-17	9	8
59286	34 Heath House Lane, Bucknall, Stoke-on-Trent, ST2 8AH	Residential development (outline)	OPP	14-Mar-16	1	1
60308	Former Cheshire Cheese PH, Madison Street, Tunstall, Stoke-on-Trent ST6 5HS	Change of use to form nine studio flats including elevation alterations and 1.1m high balustrade to rear first floor roof terrace	UC	23-Nov-16	9	9

60120	Garden land at 437 Ford Green Road, Norton, Stoke-on-Trent, ST6 8LX	Residential dwelling with vehicular access (outline)	OPP	21-Oct-16	1	1
60424	83 Smithyfield Road, Norton, Stoke-on-Trent, ST6 8JT	Conversion of existing three bedroom dwelling into two self-contained one bed flats	FPP	05-Dec-16	2	1
53910	Former Primitive Methodist Church, St Michaels Road, Pittshill, ST6 6LE	Change of use to create eight duplex apartments, elevation alterations and demolition of toilet block and vestibule	UC	05-Nov-12	8	8
55621	116-122 Waterloo Road, Burslem, Stoke-on-Trent, ST6 3HB	Demolition of 116-122 Waterloo Road and erection of four retail units with eight flats above	UC	18-Oct-13	8	8
59064	Former Blurton Railway site, off Church Road, Blurton, Stoke-on-Trent	Residential development comprising six dwellings (outline) with associated earthworks and removal of bridge structure	RM	23-Dec-13	6	6
62731	Former Blurton Railway site, off Church Road, Blurton, Stoke-on-Trent	Erection of seven houses (outline) with associated earthworks and removal of bridge structure	UC	13-Dec-13	7	7
57619	Former Blurton Railway site, Tilery Lane, Blurton, Stoke-on-Trent	Residential development (outline)	OPP	04-Mar-15	3	3
59284	Goms Mill House, Goms Mill Road, Blurton, Stoke-on-Trent, ST3 2QU	Demolition of Goms Mill House and erection of two detached dormer bungalows with parking	FPP	12-Sep-16	2	2
61098	Land adjacent to 7 Church Road, Blurton, Stoke-on-Trent, ST3 3AQ	Demolition of WC Building and erection of one detached dwelling with detached garage and new access	FPP	24-May-17	1	1
60371	The Winchester, Winchester Avenue, Bucknall, Stoke-on-Trent, ST2 0LL	Erection of seven residential units	FPP	25-Nov-16	7	7
59746	Land to rear of 262-280 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AU	Erection of five houses	UC	23-Jun-16	5	5
61271	193/195 Uttoxeter Road, Stoke-on-Trent, ST3 1QN	Change of use to create five self-contained apartments, erection of a single storey rear extension and elevation alterations (Part retrospective)	UC	05-Oct-17	5	5
57547	Land at 2 & 4, Goms Mill Road, ,Blurton, Stoke On Trent, ST3 2QU	Demolition of existing dwellings and erection of four semi-detached houses	UC	19-Dec-14	4	4
58660	Land Adjacent 13 Beadnell Grove, Dresden, Stoke on Trent	Erection of four, three storey houses with parking and alterations to widen vehicle access	UC	10-Dec-15	4	4
58658	24 - 26 Glover Street, Hanley, Stoke-on-Trent, ST1 2LU	Demolition of existing building, erection of three storey block comprising six apartments and associated parking and landscaping	FPP	11-Sep-15	6	6
61357	The Woodman P.H; Old Hall Street, Hanley, Stoke-on-Trent	Change of use of first and second floors only to create four apartments, single storey rear extension to the public house at ground floor and elevation alterations	UC	21-Sep-17	4	4
61139	14 Hillcrest Street, Hanley, Stoke-on-Trent, ST1 2AA	Change of use from vacant nightclub to Large House in Multiple Occupation (HMO) for up to 18 occupiers (sui generis) and elevational alterations	FPP	16-Aug-17	1	1
61863	Birches Head Gardeners Club, Oak Street, Birches Head, Stoke-on-Trent, ST1 2NB	Proposed change of use of former Birches Head Gardeners Club to form 7no. apartments including elevation alterations.	FPP	16-Jan-18	7	7
62071	Former Hollybush Inn,1 Cardwell Street, Hanley, Stoke-on-Trent ST1 6PL	Change of use to single residential dwelling (C3)	FPP	22-Feb-18	1	1
60389	Junction of Upper Hillchurch Street & Ratton Street, Hanley, Stoke-on-Trent, ST1 2BX	Erection of three storey building comprising six self-contained flats	FPP	05-Dec-16	6	6
60482	Land between 6-18 Larkin Avenue, Longton, Stoke on Trent	Erection of two pairs of two-storey semi-detached dwellings (4 dwellings)	UC	10-Jan-17	4	4
60437	Former repair garage between 68 & 72 Keelings Road, Hanley, Stoke-on-Trent, ST1 6PB	Change of use to one dwelling (Use Class C3) and elevation alterations	FPP	22-Nov-16	1	1
58391	59 Market Street (above 53-57 Market Street), Longton, Stoke-on-Trent, ST3 1BW	Second floor extension including elevational alterations and conversion into four self-contained apartments	FPP	30-Oct-15	4	4
53827	17 - 19 High Street, Tunstall, ST6 5TE	Demolition of existing building and erection of replacement three-storey building with basement comprising hot food take-away with ancillary eat-in facility at ground floor and two each flats at	UC	17-Sep-12	4	4

61673	Land rear of 585 Uttoxeter Road, Stoke-on-Trent, ST3 5LT	Residential development (outline)	OPP	08-Dec-17	5	5
61973	Sylvan Works, Normacot Road, Longton, Stoke-on-Trent, ST3 1PW	Change of use to form residential dwelling (Use Class C3)	FPP	25-Jan-18	1	1
53089	Land at, Elstree Grove, Birches Head, Stoke On Trent, ST1 6UB	Erection of three detached dwellings	UC	28-Feb-12	3	3
60144	The Corner Stone, Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3DY	Erection of two storey building containing four self-contained flats and alterations to vehicular access	FPP	27-Sep-16	4	4
58037	Former Foxley Works, Redhills Road, Milton, Stoke-on-Trent, ST2 7PE	Residential development (outline) including demolition of existing factory building	OPP	18-Sep-15	5	5
60637	Rear of 26 Town Road, Hanley, Stoke-on-Trent, ST1 2JQ	Change of use to three dwellings, with elevation alterations, pitched roof to single storey, decking with 1.2m to 2.0m high railings, bin stores, planting and parking area	UC	19-Apr-17	3	3
58433	1010 Leek New Road, Stoke-on-Trent, ST9 9NX	Residential development (outline)	OPP	17-Aug-15	1	1
59174	Land adjacent 54/56 Endon Road, Norton, Stoke-on-Trent, ST6 8NQ	Erection of a two storey detached dwelling	FPP	03-Mar-16	1	1
61644	Garden Area, 43 Light Oaks Avenue, Milton, Stoke-on-Trent, ST2 7NF	Residential development for a single dwelling (Outline)	OPP	02-Nov-17	1	1
61839	Land off Light Oaks Avenue, Light Oaks, Stoke-on-Trent, ST2 7NF	Demolition of existing garages and erection of two-storey detached dwelling to land off Light Oaks Avenue (outline)	OPP	14-Dec-17	1	1
61793	168 Bagnall Road, Milton, Stoke-on-Trent, ST2 7NE	Detached split-level dwelling	FPP	09-Feb-18	1	1
62020	Former Foxley Works, Redhills Road, Milton, Stoke-on-Trent, ST2 7PS	Proposed residential development of 5 detached dwellings including demolition of existing factory (part retrospective)	FPP	08-Mar-18	5	5
61285	Brookhouse Farm, Biddulph Road, Chell, Stoke-on-Trent, ST8 7QW	Conversion of training suite and redundant farm building to create three residential dwellings (Use Class C3)	UC	04-Oct-17	3	3
60482	492-494 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6AD	Partial change of use of offices to create two first floor residential flats, one second floor residential flat and alterations to shopfront entrance and new dormer window to rear	UC	22-Mar-17	3	3
58480	2A Frank Street, Stoke-on-Trent, ST4 5RJ	Part change of use to create three self-contained apartments	FPP	17-Aug-15	3	3
61883	Site at former C and K Precision Engineering Works, Spode Street, Stoke-on-Trent, ST4 4DY	Demolition of existing works and erection of a residential building comprising two one-bedroom and three two-bedroom apartments including new access and associated parking	FPP	08-Jan-18	5	5
53385	Land adjacent to Wren View, Normacot, Stoke-on-Trent, ST3 4SZ	Erection of three detached houses with detached garages	UC	08-May-12	3	3
56502	47 Hill Street, Stoke On Trent, ST4 1NS	Change of use to three self-contained flats with associated elevation alterations including demolition and rebuilding of single storey extension to south west elevation	UC	01-May-14	3	3
61773	Land at Bycars Road, Burslem, Stoke-on-Trent, ST6 1BY	Residential development (outline)	OPP	05-Feb-18	3	3
60065	Land adjacent to 20 Tunncliffe Close, Longton, Stoke on Trent, ST3 5LE	Erection of a single dwelling	FPP	05-Oct-16	1	1
60300	27-29 Uttoxeter Road, Longton, Stoke-on-Trent, ST3 1NY	Change of use to House in Multiple Occupation (Use Class C4) and elevation alterations	FPP	23-Nov-16	1	1
61103	Land adjacent to 79 Heathcote Street, Longton, Stoke-on-Trent, ST3 1AB	Erection of three dwelling houses	UC	06-Jul-17	3	3
58176	Land at former 15 - 17 Longport Road, Longport, Stoke-on-Trent, ST6 4NJ	Erection of a pair of two-storey dwellings including formation of access	FPP	20-May-15	2	2
59340	28 Market Place, Burslem, Stoke-on-Trent, ST6 4AT	Change of use of first and second floors to create three self-contained apartments	FPP	21-Mar-16	3	3
60638	First Floor, 2-8 Queen Street, Burslem, Stoke-on-Trent, ST6 3EF	Conversion of first floor from office use to nine residential flats (prior approval)	PRA	03-Mar-17	9	9

61119	16 Station Street, Longport, Stoke-on-Trent, ST6 4NA	Change of use to create one residential unit together with elevational alterations	FPP	21-Jun-17	1	1
62163	Former Working Mens Club, Supreme Street, Middleport, Stoke-on-Trent, ST6 3PB	Demolition of former Working Mens Club and erection of 8 residential dwellings to include two pairs of semi-detached dwellings and 4 one bedroomed flats.	FPP	28-Mar-18	8	8
61988	13 Waterloo Road, Stoke-on-Trent, ST6 2EH	Two storey front extension and creation of two self contained flats	FPP	25-Jan-18	2	2
61982	First Floor, Hamil House, Hamil Road, Burslem, Stoke-on-Trent, ST6 1AQ	Change use of first floor from office use (Class B1) to residential (Class C3)	PRA	17-Jan-18	1	1
59995	Duke Of Bridgewater, 1 Station Street, Longport, Stoke-on-Trent, ST6 4NB	Change of use to mixed use development to create 3 studio apartments (Use Class C3) and 7 bedsitting rooms for 7 persons - Large House of Multiple Occupation (sui generis) and elevation alterations	FPP	22-Nov-16	4	4
57884	Land adj. 35 Sutherland Avenue, Longton, Stoke On Trent, ST3 4EQ	Residential development for two dwellings (Outline)	OPP	29-Apr-15	2	2
59622	72 Knight Street, Tunstall, Stoke-on-Trent, ST6 5HY	Change of use from single dwelling to two self-contained flats, one studio flat and elevation alterations	UC	18-May-16	3	3
58777	Land between 19-21 Cobden Street, Dresden, Stoke-on-Trent, ST3 4HB	Demolition of existing outbuilding and erection of two storey detached dwelling with lower ground level basement. Dwelling	FPP	02-Nov-15	1	1
55561	Land adjacent 13 and 15 Greenway Place, Abbey Hulton, Stoke On Trent, ST2 8DR	Residential development comprising one pair of semi-detached dwellings (outline)	UC	26-Sep-13	2	2
61501	22 Rosslyn Road, Longton, Stoke-on-Trent, ST3 4JD	Change of use from doctor's surgery to a single dwelling	FPP	08-Sep-17	1	1
61774	83 Trentham Road, Longton, Stoke-on-Trent, ST3 4EE	Conversion of residential property into 4 no. one bedroom flats.	FPP	17-Jan-18	4	3
62134	Land adjacent to No.35, Sutherland Avenue, Longton, Stoke-on-Trent, ST3 4EQ	Erection of pair of two storey semi-detached residential dwellings	FPP	14-Mar-18	2	2
60285	1 Marychurch Road, Bucknall, Stoke-on-Trent, ST2 9BJ	Demolition of existing building and erection of three 3-bedroom houses and two 2-bedroom self-contained flats	FPP	20-Dec-16	5	5
60506	The Bellringer, Kettering Drive, Eaton Park, Stoke-on-Trent, ST2 9ND	Residential development (outline)	OPP	26-Jan-17	2	2
58292	18 Town Road, Hanley, Stoke-on-Trent, ST1 2JQ	Change of use of first and second floors to two self-contained apartments and elevation alterations	FPP	24-Jun-15	2	2
58456	27 Stafford Street, Hanley, Stoke-on-Trent, ST1 1JU	Change of use of first and second floors to two self-contained flats (Use Class C3)	FPP	21-Aug-15	2	2
58928	92 Century Street, Hanley, Stoke-on-Trent, ST1 5HX	Change of use to create two self-contained flats	FPP	26-Feb-16	2	1
59913	The Rest, 60 Jack Hays Lane, Milton, Stoke-on-Trent, ST2 7NG	Demolition of the existing single storey semi-detached bungalow and construction of a two storey detached dwelling with detached single garage and vehicle access	UC	26-Aug-16	2	2
57528	21 Broom Street, Hanley, Stoke On Trent, ST1 2EW	Conversion from office accommodation to residential flats	UC	24-Dec-14	2	2
60803	First and Second Floor, 8-10 Percy Street, Hanley, Stoke-on-Trent, ST1 1NE	Change of use of the first and second floors to provide three flats	FPP	16-Mar-17	3	3
62021	Land adjacent to 146 Sun Street, Shelton, ST1 4JR	Erection of two storey building for use as house in multiple occupation for up to 5 residents	FPP	08-Feb-18	1	1
61000	Fourth Floor, Trinity House, 43-45 Trinity Street, Hanley, Stoke-on-Trent, ST1 5LH	Change of use from offices to four self contained flats (prior notification)	PRA	17-May-17	4	4
61176	The Forecourt, 12 Albion Street, Hanley, Stoke-on-Trent, ST1 1QH	Conversion of second floor mezzanine level offices to form two self-contained apartments (prior notification)	PRA	27-Jun-17	2	2
62035	3 Adventure Place, Hanley, Stoke-on-Trent, ST1 3AF	Change of use from office (B1(a)) to two residential flats (C3) (prior approval)	PRA	20-Mar-18	2	2
58694	Land adjacent Bellringer P.H., Kettering Drive, Eaton Park, Stoke-on-Trent, ST2 9ND	Residential development (outline)	OPP	03-Nov-15	2	2

59094	Land adjacent New Finney Gardens PH, Bucknall Road, Hanley, Stoke-on-Trent, ST1 6AJ	Residential development (outline)	OPP	03-Feb-16	2	2
61847	260 Werrington Road, Bucknall, Stoke-on-Trent, ST2 9AW	Change of use of ground floor to proposed hot food takeaway (use class A5) and erection of flue to rear elevation, and change of use of first floor to self contained flat (retrospective)	FPP	29-Mar-18	1	1
60622	First Floor, 13 Percy Street, Hanley, Stoke-on-Trent, ST1 1NA	Conversion of existing first floor gymnasium to create three residential apartments and elevation alterations	FPP	16-Mar-17	3	3
59840	66 Grove Road, Fenton, Stoke-on-Trent, ST4 3BB	Residential development (outline)	OPP	06-Oct-16	7	7
60534	278 Duke Street, Fenton, Stoke-on-Trent, ST4 3NT	Change of use to four self-contained residential flats together with elevational alterations	FPP	04-Jan-17	4	4
58413	Land to rear of 521, 523 & 525 Leek New Road, Sneyd Green, Stoke On Trent, ST1 6EH	Residential development for one dormer bungalow, detached garage and ground excavation works (Outline)	OPP	14-Oct-15	1	1
61658	88 Ford Green Road, Stoke-on-Trent, ST6 1NX	Change of use to create two flats and elevation alterations	FPP	01-Nov-17	0	2
61730	Land adj. Regina Street, Smallthorne, Stoke-on-Trent, ST6 1PJ	Erection of four residential dwellings	FPP	24-Nov-17	4	4
60293	134 Victoria Road, Fenton, Stoke-on-Trent, ST4 2JX	Change of use from shop (Use Class A1) to dwelling (Use Class C3) (prior approval)	PRA	25-Oct-16	1	1
61511	Land off Smithpool Road, Fenton, Stoke-on-Trent, ST4 4NB	Two storey detached dwelling	FPP	26-Oct-17	1	1
58697	9 Bucknall New Road, Hanley, Stoke-on-Trent, ST1 2BA	Change of use to create two residential apartments and elevation alterations	UC	20-Oct-15	2	2
58503	30 Thomas Street, Packmoor, Stoke-on-Trent, ST7 4SS	Erection of a pair of semi-detached dwellings	FPP	23-Oct-15	2	2
58606	Chatterley Farm, Bemersley Road, Ball Green, Stoke-on-Trent, ST6 8UL	"Change of use of agricultural building to create three residential dwellings with gardens (Prior notification)"	PRA	04-Sep-15	3	3
59934	Garden area, West View, 119 Beaconsfield Drive, Blurton, Stoke-on-Trent, ST3 3HH	Erection of two 3-storey dwellings	UC	03-Oct-16	2	2
56163	179-183 London Road, Stoke On Trent, ST4 5RW	Change of use of ground floor to two self-contained flats and elevation alterations.	UC	10-Feb-14	2	1
60197	Land between 37 and 41 Francis Street, Pittshill, Stoke-on-Trent, ST6 6LP	Erection of one dwelling	FPP	30-Jan-17	1	1
60931	High Street Supermarket, 823 High Street, Sandyford, Stoke-on-Trent, ST6 5QH	Proposed change of use of first and second floors of former cinema to create one 2 bedroom residential unit, one 1 bedroom residential unit and one studio flat together with formation of external rear staircase and elevational alterations	FPP	10-May-17	2	2
60288	187 Stone Road, Stoke-on-Trent, ST4 8NR	Residential development of one detached house (outline)	OPP	01-Nov-16	1	1
60629	Site of former Trentham Library, Trentley Road, Trentham, Stoke-on-Trent, ST4 8PH	Demolition of existing building and residential development (Outline)	OPP	09-Feb-17	6	6
54710	Land adj 48 Ricardo Street, Dresden, ST3 4EU	Erection of 2 dwellings	UC	12-Apr-13	2	2
61809	Land adj to 86 Oxford Road, Fegg Hayes, Stoke-on-Trent, STOKE-ON-TRENT, ST6 6QP	Erection of a pair of semi detached dwellings and formation of new vehicular access	UC	16-Jan-18	2	2
52824	6 - 8 Hartshill Road, Hartshill, ST4 7QU	Reinstatement of existing building forming ground floor shop unit and two self-contained apartments at first and second floors	UC	17-Jan-12	2	2
56216	99 Broad Street, Hanley, Stoke On Trent, ST1 4JQ	Proposal is for the conversion of the 2 upper floors of a commercial building (hot food take away) into 2 self-contained flats, external staircase to rear and elevation alterations	UC	31-Mar-14	2	2
60447	Land adjacent to 658, Lightwood Road, Lightwood.		UC		2	2
61264	Site of former St Dominics School, Hartshill Road, Hartshill, Stoke-on-Trent, ST4 7SJ	Erection of five bungalows with vehicle access from Tolkien Way	FPP	28-Sep-17	5	5

61278	554 Hartshill Road, Hartshill, Stoke-on-Trent, ST4 6AF	Change of use of existing offices and workshop to create five apartments including a rear extension at second floor level and new enclosed access stairs	FPP	03-Aug-17	5	5
61969	Kearsley Chambers, Shelton Old Road, Stoke-on-Trent, ST4 7RX	Change of use to create three multiple occupation floors (HMOs) for up to eighteen persons (Sui Generis) including elevational alterations	FPP	28-Feb-18	1	1
61735	56 Edensor Road, Longton, Stoke-on-Trent, ST3 2QE	Erection of two, two and a half and three storey buildings comprising eight residential apartments	FPP	03-Jan-18	8	8
61678	21A Howard Place (Alkas Beauty and Hair (Rear of 23), Shelton, Stoke-on-Trent, ST1 4NJ	Change of use to one residential unit	FPP	28-Nov-17	1	1
61562	8 Stoke Road, Shelton, Stoke-on-Trent, ST4 2DP	Change of use to 2 flats and self-contained office (part retrospective)	FPP	01-Nov-17	2	1
61939	1 Cemetery Road, Shelton, Stoke-on-Trent, ST4 2DL	Change of use from offices (B1) to single dwelling (C3)	FPP	27-Mar-18	1	1
61941	2 Cemetery Road, Shelton, Stoke-on-Trent, ST4 2DL	Change of use from offices (B1) to single dwelling (C3)	FPP	27-Mar-18	1	0
58122	Land adjacent Meadow Cottage, 35 Meadow Lane, Trentham, Stoke-on-Trent, ST4 8DH	Erection of a two storey detached dwelling	FPP	15-May-15	1	1
58652	451 Newcastle Road, Trent Vale, Stoke-on-Trent, ST4 6PE	Conversion works to form two self-contained flats including erection of first floor rear extension and elevation alterations including external staircase, demolition of two out-buildings and installation of 3.5m wide vehicular access	UC	18-Sep-15	2	1
58896	Chris Shenton Engineering Ltd, Rear of 30 Wilson Road, Hanford, Stoke-on-Trent ST4 4QQ	Demolition of existing buildings to allow residential development (outline)	OPP	16-Dec-15	6	6
60798	Land north to 1831 Leek Road, Stoke-on-Trent, ST2 7AD	Erection of one detached dwelling and detached double garage	UC	21-Mar-17	1	1
57811	Land adj to Trentham Golf Club, Barlaston Old Road, Trentham, Stoke On Trent, ST4 8HB	Conversion of an agricultural barn to form a dwelling, erection of detached double garage and garden store and installation of 'cellweb' permeable stone paving to form new access drive	FPP	09-Apr-15	1	1
58726	Land adjacent New Park House, Chivelstone Grove, Trentham, Stoke-on-Trent, ST4 8HN	Residential development together with replacement parking (outline)	OPP	20-Jul-16	3	2
61421	Former Hanford Service Station, 224-230 Stone Road, Trentham, Stoke-on-Trent, ST4 8NJ	Erection of six terraced residential dwellings	FPP	12-Oct-17	6	6
61525	Plot 3, New Park House, Chivelstone Grove, Stoke on Trent	Proposed removal of existing garages and construction of detached dwelling and garage with vehicular access (part retrospective)	FPP	24-Jan-18	1	1
59623	53 Chell Street, Hanley, Stoke-on-Trent, ST1 6AZ	Change of use of ground floor to create one flat and elevational alterations	UC	14-Jul-16	1	1
57805	Land at 31-33 Houghton Street, Hanley, Stoke On Trent, ST1 3BJ	Erection of five dwellings	FPP	19-Feb-15	5	5
62040	Land at 31-33 Houghton Street, Hanley, Stoke On Trent, ST1 3BJ	Erection of five dwellings	FPP	09-Feb-18	5	5
60135	Land at Atholl Road, Longton, Stoke-on-Trent, ST3 4JX	Demolition of existing garages and erection of a single dwelling with solar panels, 1.5m high front boundary wall with piers and parking	FPP	11-Nov-16	1	1
56658	Land adjoining 140 Northwood Park Road, Northwood, Stoke-on-Trent, ST1 6QS	Erection of one dwelling attached to 140 Northwood Park Road	UC	17-Jun-14	1	1
60965	Lightwood Tavern, 581 Lightwood Road, Lightwood, Stoke-on-Trent, ST3 7EL	Change of use to retail convenience store (Use Class A1) with two self-contained flats above, demolition of existing conservatory and single storey front / side extension	FPP	23-May-17	2	1
61053	Land at Queensberry Road, Longton, Stoke-on-Trent, ST3 1QZ	Erection of two dwellings	FPP	21-Sep-17	2	2
61292	Land at Atholl Road, Stoke on Trent, ST3 4JU	Demolition of existing garage and erection of one detached dwelling house	FPP	06-Mar-18	1	1
60219	58 North Road, Burslem, Stoke-on-Trent, ST6 2BZ	Change of use of part ground floor and existing ancillary offices at first floor to create one self-contained flat and change of use of adjacent land to car park	FPP	22-Dec-16	1	1
60246	58 North Road, Cobridge, Stoke-on-Trent, ST6 2DB	Change of use of first floor from Use Class B1(a) (offices) to a use falling within Use Class C3 (one self-contained flat) (prior approval)	PRA	12-Oct-16	1	1
60565	9 Bucknall New Road, Hanley, Stoke-on-Trent, ST1 2BA	Change of use of ground floor to House in Multiple Occupation (Use Class C4) and elevation alterations	UC	10-Feb-17	1	1



61575	Land off Bursley Road, Burslem, Stoke-on-Trent	Erection of 4 two storey dwellings	FPP	03-Nov-17	4	4
58336	Garden land at Rhydding Side, Nursery Lane, Baddeley Green, Stoke-on-Trent, ST9 9PF	Erection of one detached bungalow	UC	21-Sep-15	1	1
60800	Land at junction of Shenton Street and Bartlem Street, Longton, Stoke-on-Trent	Erection of one pair semi-detached dwellings	FPP	23-Mar-17	2	2
60595	Land between 13 & 19 Highfield Avenue, Meir, Stoke-on-Trent, ST3 5LZ	Erection of two semi-detached dwellings	FPP	10-Feb-17	2	2
61035	The Rest, 60 Jack Hays Lane, Milton, Stoke-on-Trent, ST2 7NG	Erection of detached dwelling and detached garage	UC	07-Jun-17	1	1
62153	23 Woodhouse Street, Stoke, Stoke-on-Trent, ST4 1EH	Change of use to a house of multiple occupation (sui generis) including elevational alterations	UC	20-Mar-18	1	1
58644	Pittsburgh House, Lightwood Road, Lightwood, ST3 7HD	Demolition of existing building (retrospective) and erection of two dwellings with parking	FPP	16-Sep-15	2	2
60886	Former Sandon Road Methodist Church, Sandon Old Road, Meir, Stoke-on-Trent, ST3 7AB	Residential development forming five, 3 bedroom properties including demolition of existing church	FPP	07-Apr-17	5	5
60184	94 Church Street, Stoke-on-Trent, ST4 1BU	Creation of one additional apartment and works to provide bin store	FPP	14-Oct-16	1	1
57972	17/19 Glebe Street, Stoke On Trent, ST4 1JG	Change of use to 7 self-contained flats and elevational alterations	FPP	19-Nov-15	7	7
58759	Front garden area, 207 Queens Road, Hartshill, Stoke-on-Trent, ST4 7LF	Erection of one detached dwelling	FPP	31-Mar-16	1	1
59929	Penkhull Farm, Garden Street, Penkhull, Stoke-on-Trent, ST4 5DY	Hybrid app Full application for conversion of existing farm buildings to form 5 dwellings, erection of an add det dwelling, restoration of existing farm house for use as a single dwelling and associated access. Outline app for resi dev.	FPP	12-Dec-17	9	9
60941	17-19 Glebe Street, Stoke-on-Trent, ST4 1HL	Change of use to Large House in Multiple Occupation (HMO) for up to 13 persons together with elevation alterations and installation of velux windows to rear elevation	FPP	06-Jul-17	1	1
59819	6 Butler Street, Stoke-on-Trent, ST4 1EG	Change of use to house of multiple occupation (HMO) for 7 persons (sui generis)	UC	18-Jul-16	1	1
61459	23 - 29 Glebe Street, Stoke, Stoke-on-Trent	Change of use from public house to create two houses in multiple occupation (HMO1 for 11 persons & HMO2 for 7 persons) (Sui Generis) and conversion to 4 self-contained flats, elevation alterations and demolition of rear extension and first floor lean-to	FPP	04-Jan-18	2	1
57731	Former Coach House, Hartshill Vicarage, Hartshill Road, Hartshill, Stoke On Trent, ST4 7NJ	Change of use to dwelling including elevation alterations	UC	23-Jan-15	1	1
59090	Land adj 47 Grice Road, Hartahill	Erection of a detached dwelling	UC	13-Jan-16	1	1
58476	Land between 25-27 Flash Lane, Trent Vale, Stoke-on-Trent, ST4 5QZ	Residential development for two semi detached dwellings	FPP	04-Sep-15	2	2
58484	Land adjacent 77 Meadow Lane, Trentham, Stoke-on-Trent, ST4 8DJ	Erection of a two-storey detached dwelling	UC	22-Sep-15	1	1
61741	Land Adj 26 Riverside Road, Trent Vale, Stoke-on-Trent, ST4 6NH	Erection of two semi-detached dwellings	FPP	18-Dec-17	2	2
61755	New Lodge, Trent Valley Road, Oakhill, Stoke-on-Trent, ST4 5LG	Erection of detached dwelling	FPP	28-Nov-17	1	1
58121	Garden land at 34 Kelvin Avenue, Sneyd Green, Stoke-on-Trent, ST1 6BS	Erection of a two-storey detached dwelling	FPP	10-Aug-15	1	1
57891	2 Heber Street, Sandford Hill, Stoke On Trent, ST3 1LA	Change of use of existing dwelling to form two flats and elevation alterations	FPP	05-May-15	1	1
59169	Land adjacent 77 Meadow Lane, Trentham, Stoke-on-Trent, ST4 8DJ	Erection of two storey detached dwelling	UC	29-Jan-16	1	1
61936	159 Anchor Road, Adderley Green, Stoke-on-Trent, ST3 5EP	Change of use of first floor to form self-contained flat with associated insertion of new doorway into side elevation. (Part Retrospective)	FPP	06-Feb-18	1	1

53514	132 Anchor Road. Adderly Green, ST3 1LQ	Subdivision of ground floor of public house to form two units for retail (Use Class A1), and/or restaurant/cafe (Use Class A3), elevational alterations and conversion of first floor to form self-contained flat	UC	16-Jul-12	1	1
61642	22 Westland Street, Penkhull, Stoke-on-Trent, ST4 7HD	Change of use from dwellinghouse (C3) to 8 person house of multiple occupation (Sui Generis) and elevation alterations	UC	06-Nov-17	1	1
61892	6-8 Woodland Street, Tunstall, Stoke-on-Trent, ST6 6AP	six self-contained flats with elevation alterations	FPP	19-Dec-17	1	1
60680	Keele Street, Tunstall, Stoke-on-Trent, ST6 5AP	Development of 9 residential dwellings	FPP	24-Jan-18	9	9
60131	182 High Street, Tunstall, Stoke-on-Trent, ST6 5TT	Change of use at first and second floors to create four flats and a first floor rear extension	FPP	17-Nov-16	4	4
61708	142 Queens Road, Hartshill, Stoke-on-Trent, ST4 7LH	Change of use from office (B1 (a) to dwellinghouse (C3) (prior approval)	UC	01-Nov-17	1	1
60334	Land adjacent to 32 St Aidans Street, Tunstall, Stoke-on-Trent, ST6 5HH	Erection of two storey end of terrace dwelling	FPP	17-Nov-16	1	1
60511	32A Broomhill Street, Tunstall, Stoke-on-Trent, ST6 5JD	Conversion of one dwelling into two flats	UC	13-Dec-16	1	1
60134	35 Paradise Street, Tunstall, Stoke-on-Trent, ST6 5AG	Change of use of ground floor commercial to residential flat together with associated front elevation alterations	FPP	26-Sep-16	1	1
58659	338 Weston Road, Weston Coyney, Stoke-on-Trent, ST3 6EZ	Demolition of existing buildings and construction of four semi-detached care facility buildings (Use Class C2) Sheltered housing	FPP	13-Nov-15	4	4