



**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

**Applicant:**  
Mr P Dawson  
Lancaster Avenue,  
Leek,  
Staffordshire,  
ST13 6AX

**Application Type:** RESERVED MATTERS

**Officer:** David Plant

**Our Reference:** SMD20220316

**District Reference:** SMD/2022/0316

**Date Received:** 10-Jun-2022

**Date Responded:** 16-Jun-2022

**Particulars of Development:**

Approval of Reserved Matters regarding scale, siting, appearance and landscaping in relation to application SMD/2021/0539.

**Location of Development:**

20, Lancaster Avenue, LEEK, ST13 6AX

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 14-Jun-2022

**CONDITION**

1. The development hereby permitted shall not be brought into use until the parking areas for the proposed dwellings have been provided in accordance with the approved plans. The parking areas for the existing and proposed dwellings shall thereafter be retained unobstructed as parking areas for the life of the development.

**REASONS**

1 To comply with NPPF Paragraph 112; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety

**NOTES TO PLANNING OFFICER**

Access was approved under SMD/2021/0539, as was layout.  
This current REM application includes 'siting' - condition above is reiterated.

Fowlchurch Road is a private road.

Two vehicles are now shown parked within the proposed curtilage.

Commissioner for the Built County  
On behalf of the County Council  
As Highway Authority