



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 F Filcher c/o Peter Richards & Co Limited, Crab Tree
 Farm, Prees Heath, Whitchurch

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20230556V2

District Reference: SMD/2023/0556

Date Received: 11-Jun-2024

Date Responded: 20-Jun-2024

Particulars of Development:

Application for Approval of Reserved Matters in relation to application SMD/2020/0266 - Permission sought for scale, appearance, layout and landscaping for the development of 4no. detached dwellings off Winterfield Lane

Location of Development:

Land off Winterfield Lane, Hulme

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Jun-2024

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 01199_002 C
2. The development hereby permitted shall not be brought into use until the access drive rear of the carriageway edge has been surfaced and thereafter maintained in a bound material for a minimum distance of 20m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

REASONS

ALL To comply with NPPF Paragraph 114; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is a reserved matters application for 4 dwellings.

Outline application SMD/2020/0266 approved access. Visibility splay requirements were conditioned and are shown on 01199_002 C.

Revised details show the removal of garages from the proposal. Parking provision is in accordance with SMDC Parking standards for three bedroom dwellings.

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

