



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 J Carr C/O Sammons Architectural Ltd, 10 Cawdry
Buildings, Fountain Street, Leek, Staffordshire, ST13 6JP

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20250081

District Reference: SMD/2025/0081

Date Received: 25-Feb-2025

Date Responded: 07-Mar-2025

Particulars of Development:

Application for Approval of Reserved Matters for appearance, landscaping, layout and scale following Outline Planning Permission SMD/2022/0568 for residential development (farm workers dwelling).

Location of Development:

Land Adj to The Orchard, Ostlers Lane, Cheddleton, ST13 7DQ

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Feb-2025

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

REASON

To comply with NPPF paragraph 116, 117; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is reserved matters for SMD/2022/0568

Access was approved at outline stage. Notes on drawing 2022-2682-06 B refer to visibility improvements, replacement of damaged kerbs and relocation of gates in accordance with outline requirements. Concrete adjacent to the access needs to be renewed as it is broken up.

A proposed garage is shown. External dimensions are stated as 6.5m x 6.5m. Internal dimensions are not stated but garage is not required to meet parking standards.

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