



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: FULL

Applicant:

Mr W. & Mrs K Leeson 60, High Street, STOKE-ON-TRENT,
ST10 2LU

Officer: David Plant

Our Reference: SMD20250022V3

District Reference: SMD/2025/0022

Date Received: 25-Mar-2025

Date Responded: 04-Apr-2025

Particulars of Development:

Erection of two detached dwellings

Location of Development:

Land to the West of, Hawes Farm, High Street, Ipstones, Staffordshire

Recommendation Summary: Conditional

Site Visit Conducted on: 02-Apr-2025

1. The development hereby permitted shall not be brought into use until the visibility splays of 2.4m x 43m in both directions shown on plan LEE-LP Site Plan and Streetscene have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan LEE-LP Site Plan and Streetscene. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
3. The development hereby permitted shall not be brought into use until the surface water drainage interceptors, connected to a surface water outfall or drained to SUDS principles, have been provided across the access as shown on the approved drawing LEE-LP Site Plan and Streetscene.

REASONS

ALL To comply with NPPF Paragraph 115; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)
Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is for two detached dwellings.

Application is on same site as SMD/2022/0170 which was recommended for approval by highways, subject to conditions.

Discussions have been held between Highways and Agent regarding the provision of visibility splays. Drawing LEE-LP Site Plan and Streetscene has been submitted which shows that visibility splays of 2.4m x 43m in both directions can be achieved with the access slightly relocated.

Turning head has been provided at plot 2 to allow practical turning area.

There is currently no direct vehicular access to the site. The plot falls towards the highway. Provision of an access will also provide a route for surface water to flow onto the highway. Surface water drainage interceptors are now proposed to prevent this.

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