



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 & Mrs Briand C/O Sammons Architectural Ltd, 10
 Cawdry Buildings, Fountain Street, Leek, ST13 7JP

Officer: Nawaz Malik

Our Reference: SMD20250145

District Reference: SMD/2025/0145

Date Received: 28-Mar-2025

Date Responded: 18-Apr-2025

Particulars of Development:

Proposed self build dwelling with associated means of access and hard and soft landscaping works

Location of Development:

Land Adjacent to Coppice Barn , Hollow Lane , Cheddleton , Staffordshire, ST13 7JP

Recommendation Summary: Conditional

Site Visit Conducted on: 18-Apr-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Hollow Lane 43 metres either side of the property accesses for the previous three years.

Background

Hollow Lane is an unclassified road (Road No. D1107) with a speed limit of 30 mph. Hollow Lane has no footways on either side of the carriageway. The road is lit.

Description of Proposal

Proposed self-build dwelling with associated means of access and hard and soft landscaping works.

Comment on Information submitted

The access is off Fold Terrace which is a private road connecting to Hollow Lane.

The proposal is for a 3 bedroom dwelling with 2 car parking spaces as shown on Site Plan 2024-2914-02.

There is sufficient parking spaces provided in line with the car parking guidance for Staffordshire Moorland parking Standards.

No cycle parking is shown which shall be provided and can be a shed or secure, safe, weatherproof.

Recommendations

I have no objection subject to the following being secured via conditions:

1 Prior to the first occupation of the development the site access broadly indicated on submitted Site Plan No. 2024-2914-02 shall be provided.

2 Secure, covered and safe cycle parking facilities shall be provided within the site prior to the first occupation of the development in accordance with a scheme that has first been submitted to, and



approved in writing by, the Local Planning Authority. The approved facilities shall be retained in perpetuity.

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