



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: OUTLINE

Applicant:

Greenacres Stables Farm, Akesmore Lane, Biddulph,
Staffordshire, ST8 6RT

Officer:

Our Reference: SMD20250202V2

District Reference: SMD/2025/0202

Date Received: 23-May-2025

Date Responded: 23-May-2025

Particulars of Development:

Outline planning permission with all matters reserved for residential development of former commercial yard

Location of Development:

Greenacres Stables Farm, Akesmore Lane, Biddulph, Staffordshire, ST8 6RT

Recommendation Summary: Conditional

Site Visit Conducted on: 16-May-2025

Personal Injury Collisions;

Current records show there were no Personal Injury Collisions on Akesmore Lane within 215 metres of the site frontage between 30/12/2019 and 29/12/2022.

Background;

The site is located on Akesmore Lane which is a D classification road (Road No. D1065) and is subject to a 60-mph speed limit, there are no footways or streetlighting.

Description of Proposal;

Outline planning permission with all matters reserved for residential development of former commercial yard.

Comments on Information Submitted;

This application is in outline with all matters reserved.

An indicative layout has been submitted. However, as all matters are reserved, this layout has not been considered, and this response should not be construed as inferring any approval on it.

It appears that the site had a previous use/s in connection with commercial/business (skip business). The site visit confirmed the presence of a building/commercial unit.

There are no objections on Highway grounds to the proposed development subject to the following conditions;

No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Point of Access;
- Layout and disposition of dwellings;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage

- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

The development hereby permitted shall not be commenced until details of the maximum available visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:

Application is outline with all matters reserved. An indicative plan has been submitted but it should not be construed that the plot layouts or access point are in any way approved.

Response is based on the proposed access drive remaining private.

Site is relatively isolated and will rely on use of a private car. However, the site has had a previous industrial/commercial use (skip yard) which would require employees to travel to and from the site and would require deliveries/collections using larger vehicles.

The indicative plan PL02 shows an improvement to the access. Visibility at the access is restricted due to overgrown vegetation, plan PL02 shows the intention to remove the hedge and set back further from the rear of the highway, which will improve visibility. However, a section of hedge to the northeast of the site (section running north east of the turning area shown on PL02) could be set back further to optimise visibility looking in the primary direction.

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