



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:
 c/o Rob Duncan Planning Consultancy Ltd., St. Mary's Old
 School, Minster Pool Walk, Lichfield, Staffordshire, WS13
 6QT

Application Type: RESERVED MATTERS

Officer:

Our Reference: SMD20250229V2

District Reference: SMD/2025/0229

Date Received: 13-May-2025

Date Responded: 05-Jun-2025

Particulars of Development:

Approval of reserved matters following outline approval SMD/2022/0474

Location of Development:

Land at the Southern end of, Quarry Bank, Hollington, Staffordshire,

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Jun-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Quarry Bank and Main Road within 215 metres of the access from 30/12/2019 to 29/12/2022.

Background;

The site is located on Quarry Bank at the junction with Main Road. Quarry Bank is a D classification road (Road No. D1349) with a 60mph speed limit, Main Road is a C classification road (Road No. C0009) and is subject to a 30-mph speed limit. Main Road runs through Hollington village. There are no footways however there is a streetlight on Main Road opposite the junction with Quarry Bank.

Planning History;

SMD/2022/0474 - Outline Planning Permission for erection of 2 detached houses with details of access (all other matters reserved) - Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council.

SMD/2021/0393 - Outline application with details of access (all other matters reserved) for the erection of 2 detached houses - Conditioned by the Highway Authority – Refused by Staffordshire Moorlands District Council.

Proposal;

Approval of reserved matters following outline approval SMD/2022/0474.

Comments on Information Submitted;

Application is a reserved matters application; appearance, landscaping, layout and scale details for 2 detached dwellings.

Parking;

Staffordshire Moorlands Parking Standards state: detached/semi-detached property up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space. The Parking Standards state the minimum internal dimensions for a single garage should be 3m wide by 6m long.

Plot 1 will have 3 bedrooms and parking for 2 vehicles and Plot 2 will also have 3 bedrooms, a garage and sufficient space on the driveway for parking 2 vehicles. The single garage to Plot 2 however with internal measurements of 4.2m wide by 5.9m long which is reduced to 5.1m to accommodate the stairway falls short of the minimum internal dimensions stated in the Parking Standards.

Off highway parking for Plot 1 and Plot 2 is detailed on submitted Drawing. Ref. 1908-AL41A.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2025/0229) subject to the following condition:

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 Drawing. Ref. 1908-AL41A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

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

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