



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:

C/O Hewitt & Carr Architects, Daisybank House, 17-19
Leek Road, Cheadle, Stoke-on-Trent, ST10 1JE

Officer: David Plant

District Reference: SMD/2025/0302

Our Reference: SMD20250302

Date Responded: 06-Aug-2025

Date Received: 23-Jul-2025

Particulars of Development:

Proposed detached dwelling and detached double garage

Location of Development:

LOWER HILL FARM, Lower Hill Farm, Uttoxeter Road, STOKE-ON-TRENT, ST11 9RG

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Jul-2025

1. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, or means of preventing surface water reaching the highway, has been provided across the access.

REASON

To comply with NPPF paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; to prevent surface water flowing onto the highway.

NOTES TO PLANNING OFFICER

Application is for a detached dwelling.

Access is off a private access road leading to a plant nursery and car park. The red line does not connect to the adopted highway. Developer should ensure they have appropriate rights and permissions to access and carry out the development.

Although the red line does not connect to the highway, it is assumed that access will be via the nursery access. Visibility at the highway is good. Access is to a commercial nursery and car park and is in current and regular use. There are no concerns with access from the highway.

Access from the nursery access does have severely restricted visibility. However, speeds will be low with passing vehicles having either just entered the nursery access or about to leave the nursery. Visibility could be improved by cutting back the adjacent hedges but as these are not adjacent to the highway, this is not a highway condition.

Adequate parking is shown within the red line even without the garage. There is the nursery car park directly outside the access.

The site is on a slope. Condition recommended above would be best achieved by directing surface water onto the lower garden area by letting it run off the access.



Current records show that there were no Personal Injury Collisions on Cheadle Road within 50m either side of the nurse's access in the previous five years.

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