



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 Howard Jones WUTHERING HEIGHTS, Wuthering Heights, Heaton, MACCLESFIELD, SK11 0SH

Officer: Nawaz Malik

Our Reference: SMD20250338

District Reference: SMD/2025/0338

Date Received: 30-Jul-2025

Date Responded: 18-Aug-2025

Particulars of Development:

Demolition of existing dwelling and erection of new build replacement dwelling

Location of Development:

WUTHERING HEIGHTS, Wuthering Heights, Heaton, MACCLESFIELD, SK11 0SH

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Aug-2025

Background

Back Lane is an unclassified road (Road No. D1075) with a speed limit of 60mph. Back Lane has no footways either side of the carriageway. The road is unlit.

Description of Proposal

Demolition of existing dwelling and erection of new build replacement dwelling

Comment on Information submitted

This is a replacement dwelling and therefore does not have any additional impact on the local highway network.

Car parking is proposed in line with the Staffordshire Moorland DC Parking Standards.

Recommendations

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

1 The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan. The parking area shall thereafter be retained unobstructed as parking area for the life of the development.

2 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

Note to Planning Officer

Any works carried out with the highway boundary shall require a highways agreement.



Informative

Off-site highway works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to (trafficandnetwork@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

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