



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 S Moss C/O Sammons Architechural Ltd 10 Cawdry
 Building, Fountain Street, Leek, Staffordshire ST13 6JP

Officer: David Plant

Our Reference: SMD20250446

District Reference: SMD/2025/0446

Date Received: 17-Oct-2025

Date Responded: 12-Nov-2025

Particulars of Development:

Demolition of agricultural buildings and redevelopment of site to provide two detached dwellings with associated garage block, means of access, hard and soft landscaping works

Location of Development:

Willowshaw Farm, Cloudside, Congleton, Staffordshire, CW12 3QQ

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Oct-2025

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan 2020-2545-35 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level on the frontage of the development between the two proposed access points. Anything that is greater than 600mm in height within 2.4m of the adjacent carriageway shall be immediately removed.
3. The development hereby permitted shall not be brought into use until the accesses to the plots have been constructed in accordance with the approved drawing 2020-2545-35
4. 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 material for a inimum distance of 5m in accordance with the approved plans. The surfacing shall thereafter be maintained and retained for the life of the development.
- 5 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 2020-2545-35. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The kerbing works on the highway boundary may require a permit to dig prior to any works taking place if any works are required in the Highway. The developer is advised to contact Staffordshire County Council



Network Management at trafficandnetwork@staffordshire.gov.uk in advance of kerbing works commencing.

See Temporary excavations (permit to dig) - Staffordshire County Council for details

NOTES TO PLANNING OFFICER

Application is to demolish existing barn and provide 2 dwellings. Site is the subject of previous applications including appeals. Highways have previously recommended approval of development on this site.

Double garages are proposed. These are not dimensioned but scale at 6m x 6 internal which is adequate to accommodate 2 vehicles. Adequate parking and turning is proposed.

Visibility splays are proposed

The entire frontage of the site is currently an access. Proposals involve reinstating most of this as verge and retaining two individual accesses to the units. Kerbing is proposed.

Site is not in a particularly sustainable location. However, it does replace an existing building, highways have previously recommended approval and principle of development at the site has been supported by planning inspector.

Current records show that there were no Personal Injury Collisions on Cloudside within 100m either side of the property access in the previous five years.

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