



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 M Ellis Markden Homes North West Ltd. Park View
 Business Centre, Whitchurch, Shropshire, SY13 4AL

Officer: David Plant

Our Reference: SMD20230423V3

District Reference: SMD/2023/0423

Date Received: 14-Nov-2025

Date Responded: 03-Dec-2025

Particulars of Development:

Erection of 87no. dwellings and associated works

Location of Development:

Land at, Tenford Lane, Tean, Staffordshire, ST10 4EN

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Nov-2025

1. The development hereby permitted shall not be brought into use until the visibility splays shown on plan ref. SCP/230125/D01 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. The hedge shall be removed to the extent required to provide and maintain this visibility splay.

2. The development hereby permitted shall not be commenced until details of the following highway works have been submitted to and approved in writing by the Local Planning Authority

- bellmouth access;
- footway connections into the proposed site from the existing network;
- dropped crossings with tactile paving on both sides of Tenford Lane;

which shall incorporate further two-dimensional and three dimensional revisions as recommended by subsequent Safety Audits and as guided by detailed design.

The highway works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

3. 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 A1079 05 A. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

4. The garages indicated on the approved plan A1079 06 A shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

REASONS

ALL To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1, T1 and T2; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

The conditions requiring 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 (highway.agreements@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>
Highways Agreements - Staffordshire County Council

This response is issued on the understanding that the developer enter into a S106 Agreement to secure Travel Plan Fee of £10000. Travel Plan will need to be prepared, submitted and approved prior to commencement.

NOTES TO PLANNING OFFICER

Application is for residential development of 87 dwellings.

Additional information has been submitted which appears to be entirely related to drainage. Any drainage affecting the highway will be considered under technical approval process. There is an existing approval on the site for development of up to 40 dwellings. However, red line for this application also includes the previously approved site. There have been multiple applications subsequent to the initial approval. It may be that this application is intended to consolidate these applications. S7 application for technical approval of the internal roads and S111 application for the construction of the bellmouth and pedestrian links have been submitted under the previous planning approvals. Nonetheless, as the entire site is included within the red line, conditions are included which would require Works Agreement. S7 will be required for the overall site.

Application was initially refused due to insufficient information. Transport Assessment based on 87 dwellings has now been submitted and demonstrates that the proposed development will not have a severe effect on the highway. A safe and reasonable access can be provided. Swept path drawings have been submitted demonstrating 11.3m refuse vehicle can access the first cul de sac. It does not demonstrate that the vehicle can access plots 69 to 77. This may cause issue with subsequent technical approval of the internal road layout and with refuse collections.

Travel Plan would be expected for a development of 87 dwellings. S106 should be entered into for travel plan sum. Travel Plan should be prepared and submitted for approval and appended to the S106.



Current records show that there were no Personal Injury Collisions on Tenford Lane within 43m either side of the site access or on Cheadle Road within 43m either side of the Tenford Lane junction, in the previous five years.

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