



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: PERMISSION IN PRINCIPLE

Our Reference: SMD20250498

Applicant:

Mr. Jonathon Dooley Weathercock Lane Farm,
 Weathercock Lane, Congleton, Cheshire, CW12 3PS

Officer: David Plant

District Reference: SMD/2025/0498

Date Received: 02-Dec-2025

Date Responded: 11-Dec-2025

Particulars of Development:

Application for Permission in Principle - Single Detached House

Location of Development:

LAND ADJACENT TO WOODLAND COTTAGE, CONGLETON ROAD, BIDDULPH, CW12 3NE.

Recommendation Summary: Refusal

Site Visit Conducted on: 10-Dec-2025

1. it is impracticable to provide an access on the frontage of the site which can provide the requisite visibility splays contrary to the interests of highway safety.

REASON

In conflict with NPPF Paragraph 115, 116; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for Permission in Principle for a dwelling.

Existing access is located on the inside of a bend. Visibility towards Congleton is restricted. Visibility towards Biddulph, the primary direction, is severely restricted. Visibility cannot be improved without third party land.

Intensification of use of this severely substandard access would be contrary to the interests of highway safety.

Speed limit on Congleton Road at this point is 40mph. Visibility splay required for an access to a new development would be 2.4mx120m in both directions. This cannot be achieved.

It is acknowledged that this is an existing access. However, due to the location of the site, visibility, particularly towards Biddulph cannot be improved to the extent where the access could be considered safe and reasonable for all users.

Intensification of use of this access or any access on this frontage, would be contrary to the interests of highway safety.

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

