



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: DISCHARGE OF
CONDITIONS

Our Reference: SMD20250100/DOC

Applicant:

c/o agent Balance Estates Limited c/o agent, Andrew
Barton, AXIS, Barfield House (First Floor), Alderley Road,
SK9 1PL

Officer: David Plant

District Reference: DOC/2025/0100

Date Received: 05-Dec-2025

Date Responded: 06-Jan-2026

Particulars of Development:

Discharge of conditions 3, 5 and 6 relating to SMD/2023/0263

Location of Development:

LAND OFF , Draycott Cross Road , Brook Houses , Cheadle , Staffordshire

Recommendation Summary: Acceptance

Site Visit Conducted on: 10-Dec-2025

NOTES TO PLANNING OFFICER

Condition 3 - CEMP has been submitted which details wheelwash and road sweeper. Wheelwash should be sited such that water does not flow onto the highway. OK to discharge condition 3

Condition 5 - Application for Highway Works Agreement is required. Application has been received. OK to discharge condition 5 on the understanding that Highway Works Agreement be completed and that drawings may change during technical approval process and may need to be resubmitted to LPA at completion of Highway Works Agreement.

Condition 6 - requires turning area on the approved drawings to be provided.

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