



**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:**

P D & S Smart Ltd C/O SAMMONS ARCHITECTURAL LTD  
 10 CAWDRY BUILDINGS FOUNTAIN STREET LEEK,  
 STAFFORDSHIRE ST136JP

**Officer:** David Plant

**Our Reference:** SMD20250527

**District Reference:** SMD/2025/0527

**Date Received:** 24-Dec-2025

**Date Responded:** 22-Jan-2026

**Particulars of Development:**

Demolition of existing workshop, store and office and redevelopment of site to provide two detached dwellings with associated hard and soft landscaping works and alterations to access

**Location of Development:**

Prospect Works , Prospect Road , Leek , Staffordshire , ST13 5BX

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 14-Jan-2026

1. Notwithstanding any details shown on drawing 2025-3028-03, the proposed development shall not be commenced until revised details are submitted to and approved in writing by the Local Planning Authority indicating full height half batter kerbs to the frontage of the two strips of grass and planting bed to provide two separate accesses and removal of the drainage channel across the footway. The access crossings shall thereafter be provided and the footway resurfaced in accordance with the approved details before the proposed development is brought into use.

2. The development hereby permitted shall not be brought into use until the parking areas have been surfaced in a bound material in accordance with the approved drawing 2025-3028-03.

3. The development hereby permitted shall not be brought into use until the surface water drainage interceptors at each plot, connected to a surface water outfall, have been provided across the access immediately to the rear of the highway boundary in accordance with the approved drawing 2025-3028-03.

**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 dropped crossing to the plots shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to [trafficandnetwork@staffordshire.gov.uk](mailto:trafficandnetwork@staffordshire.gov.uk))  
 Vehicle access crossing (dropped kerb) - Staffordshire County Council  
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

## NOTES TO PLANNING OFFICER

Application is for two dwellings on the site of an existing workshop/store.

Site is in a residential area and is surrounded by existing residential dwellings. Site is in a relatively sustainable location approximately 1km from Leek town centre.

Drawing 2025-3028-03 shows dropped crossing over the full frontage of the proposed two dwellings. There is approx 5m in front of the two strips of grass and the planting bed which would allow for two transition kerbs and full height kerbs between the two plots which would comply with SCC S184 requirements. There is an existing drainage channel across the footway which will need to be removed and footway resurfaced and widened as the submitted drawing. Condition id recommended as prior to commencement with intention that this be clear to the applicant and ideally that revised drawings be submitted during the planning process.

Current records show that there was 1 personal injury collision (PIC) within 43 metres either side of the proposal in the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development.

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