



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 Keiron Moore Your Housing Group Your Housing Group,
 Youggle House, 130 Birchwood Boulevard, Warrington,
 WA3 7QH

Officer: David Plant

Our Reference: SMD20250528

District Reference: SMD/2025/0528

Date Received: 05-Feb-2026

Date Responded: 02-Mar-2026

Particulars of Development:

The proposal relates to the construction of 18 dwellings ranging from one bedroom cottage style apartments to 3 bedroom semi detached homes, with all associated landscaping and amenities

Location of Development:

Land to the corner of Well Street adjoining Robina Drive, Cheadle

Recommendation Summary: Refusal

Site Visit Conducted on: 11-Feb-2026

1. Conflicting information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of land ownership or
- clarification of extent of footway at number 42 Well Street
- visibility splay at proposed access

are included in the application.

NOTES TO PLANNING OFFICER

At no 42 Well Street, there is an existing mature hedge outside the red line. Proposed site layout shows a footway where this third party hedge is. Has this been agreed with the owner or is this an error?

Clarification is required together with stated and dimensioned visibility splay at the site access and proposed connections to the existing footway network.

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