



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:

Colclough Energise Homes c/o agent, Transform,,
 Enterprise House, Moorland Road, Stoke-On-Trent, ST6
 6JQ

Officer: Malcolm Jones

Our Reference: SMD20260113

District Reference: SMD/2026/0113

Date Received: 18-Mar-2026

Date Responded: 17-Apr-2026

Particulars of Development:

Residential development comprising 3no. detached single storey dwelling houses and associated access

Location of Development:

THE HOLLIES, The Hollies, Cheadle Road, STOKE-ON-TRENT, ST11 9PW

Recommendation Summary: Conditional

Site Visit Conducted on:

The proposed development mirrors the adjoining development that is St Peters Lane. It will also be accessed from Cheadle Road which is a relatively busy A-Class road which has a church and a school in close proximity to the site.

Issues around the traffic associated with the school in particular are existing and not created by the proposed development. The additional traffic from the three houses proposed will not add noticeably to the traffic on Cheadle Road and will certainly not have an impact that could meet the test of 'severe' required by the NPPF.

The proposed access is to be widened sufficiently to allow two cars to pass in the entrance thus avoiding the need for vehicles to manoeuvre on the highway and appropriate levels of visibility for both vehicles and pedestrians have been provided and the proposed parking and turning provision is considered adequate and complies with the relevant standards.

There will be additional vehicles using the improved access but the impact of those vehicles will not be significant, the access has been designed to accommodate that traffic and any notional reduction in highway safety as a result of those additional movements is not considered to result in an 'unacceptable reduction' in highway safety.

It is therefore recommended that should the application be approved it be subject to the following conditions:

Before any part of the development hereby approved is brought into use the access, driveway, visibility splays, parking and turning area shown on the submitted plans shall be laid out, constructed, hard surfaced and positively drained to a suitable outfall in accordance with the approved plans and once occupied shall be made available for use and maintained as such thereafter.

All car parking spaces on the site will be a minimum of 2.5m x 4.8m and all garages shall have minimum internal dimensions of 3.0m x 6.0m for each space.

I would also be grateful if you could add the following note to the decision notice:

Please note that prior to the access being constructed, a Section 184 Notice of Approval from Staffordshire County Council is required. Please email trafficandnetwork@staffordshire.gov.uk for further details. The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway: <https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences>

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