



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: OUTLINE

Applicant:

Mrs Sandra Dawson C/O Agent, Mr Jim Malkin, JMI
 Planning, 62, Carter Street, Uttoxeter, Staffordshire, ST14
 8EU

Officer: David Plant

Our Reference: SMD20250428V2

District Reference: SMD/2025/0428

Date Received: 14-Apr-2026

Date Responded: 01-May-2026

Particulars of Development:

Outline application with some matters reserved for the erection of two detached dwellings including details of means of access

Location of Development:

57, Cheadle Road, UPPER TEAN, ST10 4DR

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Apr-2026

CONDITIONS

1. The development hereby permitted shall not be brought into use until the visibility splays of 2.4mx43m in both directions shown on plan 'Indicative Site Plan' UT-PSP rev1 received 14/04/2026 have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.
2. The development hereby permitted shall not be brought into use until the access has been completed.
3. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 'Indicative Site Plan'. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.
4. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

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 site 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)

Vehicle access crossing (dropped kerb) - Staffordshire County Council

<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application was for two dwellings but has been revised for a single dwelling.

Two parking spaces are shown. This is adequate for up to 3 bed dwellings. Response is issued on the understanding that there will be no more than three bedrooms per dwelling.

Turning area is proposed and must be provided.

Visibility splays are proposed which will require the hedge to be set back to the rear of the splay.

There are a telegraph pole and a lighting column on the site frontage which are not shown on the drawings. These should be shown for clarity.

There is no footway on the site frontage. However, there is a footway on the opposite side of Cheadle Road which will be accessible via the proposed access crossing.

Site is in a sustainable location just outside Upper Tean village centre.

Current records show that there were no Personal Injury Collisions on Cheadle Road within 50m either side of the property access in the previous five years.

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