



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 & Mrs Bickley C/O Sammons Architectural Ltd, 10
 Cawdry Buildings, Fountain Street, Leek, ST13 6JP

Officer: Tracey Lunn

Our Reference: SMD20260184

District Reference: SMD/2026/0184

Date Received: 17-Apr-2026

Date Responded: 06-May-2026

Particulars of Development:

Self build bungalow with means of access and associated hard and soft landscaping works

Location of Development:

LAND OFF, Basford View, Cheddleton, Staffordshire, ST13 7HJ

Recommendation Summary: Conditional

Site Visit Conducted on: 06-May-2026

Background;

The site is accessed from Basford View, a private single track road with passing places, serving a number of residential properties

Basford View's junction with the A520 Principal Road has a speed limit of 30 mph and a speed camera along this stretch. The junction is wide enough to accommodate vehicles accessing, egressing, and passing at this point, allowing traffic to exit the A520 unhindered. It is therefore suitable to accommodate the additional traffic generated by the new development off the private road.

Leek Road (A0520) is a primary route connecting Stafford, Stone, and Stoke on Trent to Leek. There is a bus service from Hanley to Leek with a bus stop within a 5-minute walk of the site providing public transport to Leek (approx.3 miles) and Hanley (approx. 7 miles).

Previous Applications;

SMD/2025/0162 - Outline planning permission with details of access (all other matters reserved) for a single self-build dwelling – Conditioned by the Highway Authority – Approved by Staffordshire Moorlands District Council

SMD/2023/0477 - Outline application for a single dwelling - Conditioned by the Highway Authority - Refused by Staffordshire Moorlands District Council

SMD/2023/0167- Outline application with details of access (all other matters reserved) for a single dwelling- Conditioned by the Highway Authority - Refused by Staffordshire Moorlands District Council

Proposal;

Self-build bungalow with means of access and associated hard and soft landscaping works.

Comments on Information submitted:

The proposal is to construct a 2-bedroom bungalow with garage within land to the south of Basford View.

Staffordshire Moorlands Parking Standards state for a Detached /Semi-Detached property of up to 3 bedrooms requires 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling and a garage should have the minimum internal dimensions (single garage) of 3m wide by 6m long.

Vehicular access, parking for 2 vehicles and a turning area is shown on the submitted Drg No.2022-2695-04 Rev A. However, the submitted plan does not specify the type of material for the access, parking and turning areas.

The proposed garage at 3m wide by 6m long is sufficient in size to accommodate a modern vehicle and meets with the Parking Standards.

I have no objection to the proposal (application number SMD/2026/0184) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the access, parking, and turning areas have been constructed in accordance with the approved plan (Drawing No. 2022 2695 04 Rev A) and surfaced in tarmac or another sustainably drained material. These areas shall thereafter be retained and maintained for their intended purposes for the lifetime of the development.

Reasons

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:

Basford View is a private road and therefore does not connect with the public highway. The developer should ensure they have appropriate rights and permissions to carry out the work.

It is noted that the submitted plan Drg No.2022-2695-04 Rev A does not specify the type of material to be used for the access, parking and turning areas hence the condition above.

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