



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: PERMISSION IN PRINCIPLE

Our Reference: SMD20260140

Applicant:

Mr/Mrs Leverton as agent C/O MR GERALD WILLARD WW
 PLANNING, PARADISE FARM, MAIN ROAD
 HOLLINGTON

Officer: David Plant

District Reference: SMD/2026/0140

Date Received: 02-Apr-2026

Date Responded: 22-May-2026

Particulars of Development:

Permission in Principle for the erection of up to 4 self build homes with low carbon (resource efficient design) techniques

Location of Development:

Land Adjacent to , 65 , Cellarhead Road , Cellarhead , Staffordshire , ST9 0HW

Recommendation Summary: Conditional

Site Visit Conducted on: 29-Apr-2026

1 No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point and means of access;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials;
- means of pedestrian connectivity to existing footway network;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2. The development hereby permitted shall not be commenced until details of the 2.4mx120m visibility splays in both directions have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

3. Gates shall be located a minimum of 5m rear of the carriageway edge and shall open away from the highway.

4. Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 600mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 600mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

REASONS

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is permission in principle for up to 4 dwellings.

Site accesses onto A52. Adequate and usable turning area must be provided.
Parking provision must be in accordance with draft Local Plan standards.

A footway on the entire site frontage will be appropriate to connect to the existing bus stop. Connections to the existing footway opposite should also be provided.

There is a lamp column, telegraph pole and existing access point which should all be detailed on any future application to establish proximity to proposed access point.

Conditions above are intended as a guide to what should be included in a detailed application, not that they should be discharged under this application.

Current records show that there was 1 personal injury collisions (PIC) on Cellarhead Road within 120 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