

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0239

Officer: T.Lunn

Date Received: 29/05/2026

Date: 17/06/2026

Particulars of Development: Proposed dwelling

Location of Development: Land Adjacent to The Hollies Woodside View, Oakamoor

Conditional

Site Visit; 17/06/2026

Background;

Churnet View Road is located within the village of Oakamoor.

The site is located on a private (unadopted) section of Churnet View Road, approximately 164 metres west of the adopted highway. The surrounding area comprises a small development of relatively modern dwellings, which are set behind a gated access. The site frontage appears to straddle the gate line, with the dwelling itself located within the gated section, whilst the vehicular access serving the parking area is positioned within the open, ungated section of the site.

The adopted section of Churnet View Road is a D classified road (Road No. D1143). This section benefits from a system of street lighting and includes a footway along part of the northeastern side, which terminates at No. 19 Churnet View Road.

The unadopted section of Churnet View Road does not provide footways or street lighting. Overall, Churnet View Road primarily serves residential properties.

There is a primary school, church, and public house in Oakamoor. A bus route providing a service to Cheadle/Uttoxeter runs through the village.

Proposal;

Proposed dwelling.

Comments on Information submitted:

The proposal is for the construction of a 3-bedroom dwelling within land on the southern side of Churnet View Road adjacent to The Hollies.

Access to the site will be off the private section of Churnet View Road.

Drawing 1122-300 Revision A shows parking provision for 2 vehicles and is in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0239) subject to the following being conditioned:

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved plan drawing 1122-300 Revision A. The parking area shall thereafter be retained unobstructed as a parking area for the life 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;

The red outline plan does not connect with the public highway. Churnet View Road at the location of the site is private/unadopted road. The developer should ensure they have appropriate rights and permissions to conduct the work.

Commissioner for the Built County
On behalf of the County Council
As Highway Authority