

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

To: Development Control Manager,

Applicant:

Address:

Application Type: Res Matters

Application Number: SMD/2026/0258

Officer: T. Lunn

Date Received: 01/06/2026

Date: 18/06/2026

Particulars of Development: Application for Approval of Reserved Matters following Outline Approval of SMD/2022/0593 for the construction of a single dwelling to the rear of the existing house.

Location of Development: LAND REAR OF MEADOW PLACE FARM Brookfields, Road, Ipstones

Conditional

Site visit; 17/06/2026

Background;

The site is located on Brookfields Road, a D classification road (Road No. D1123) subject to a 30-mph speed limit. Brookfields Road serves residential properties and benefits from footways and streetlighting.

There are several bus stops along Froghall Road approx. 0.1mile from Meadow Place Farm, providing a service to Upper Tean.

St. Leonard's C Of E Aided First School is approx. 0.3mile, the nearest high school is The Cheadle Academy Cheadle at approx. 5 miles and Moorside High School, Werrington is approx. 7miles. Local shops in the village centre are approx. 0.4 mile.

Planning History;

SMD/2022/0593 - Outline access and layout Construction of a single dwelling to the rear of the existing house – Conditioned by Staffordshire County Council Highways – Approved by Staffordshire Moorlands District Council.

Description of Proposal;

Application for Approval of Reserved Matters following Outline Approval of SMD/2022/0593 for the construction of a single dwelling to the rear of the existing house.

Comments on Information Submitted;

Application is a reserved matters application; appearance, landscaping, layout, and scale details for 1 detached 3-bedroom dwelling.

Parking;

Staffordshire Moorlands Parking Standards state: detached/semi-detached property of up to 3 bedrooms requires 2 spaces (2.4m x 4.8m) each space.

The proposed property will have off highway parking and turning for 2 vehicles as detailed on Drw. No. MPF- 08 Rev A. This is sufficient for a property of this size and meets with the Parking Standards.

Parking and turning provision for 3 vehicles at the existing property, Meadow Place Farm, is shown on Drawing No. MPF-08 Rev A.

It is also noted there is a parking area to the front of the property, directly accessed off Brookfields Road.

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/2026/0258) subject to the following condition:

The development hereby permitted shall not be brought into use until the parking and turning areas for the existing and proposed dwellings have been provided in accordance with the approved plans. The parking and turning areas for the existing and proposed dwellings shall thereafter be retained unobstructed as parking and turning areas 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;

It was noted that the current access drive surface is constructed in gravel/stone with 3 rows of blocks, however gravel is being dragged onto the highway. The applicant may consider widening the rows of blocks to a minimum of a 1m wide or constructing a hardstanding to the rear of the kerb edge to prevent this from happening.

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