



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

Applicant:
 KeepMoat Homes Ltd

Application Type: RESERVED MATTERS

Officer: David Plant

Our Reference: SMD20260177

District Reference: SMD/2026/0177

Date Received: 29-Apr-2026

Date Responded: 09-Jul-2026

Particulars of Development:

Application for approval of Reserved Matters following outline approval in relation to SMD/2020/0502

Location of Development:

Land South Of Thorley Drive, Cheadle

Recommendation Summary: Conditional

Site Visit Conducted on: 03-Jun-2026

1. The development hereby permitted shall not be brought into use until details of the 2.0mx33m visibility splays at the junction with the access road currently under construction on phase 1 have been submitted to and approved in writing by the Local Planning Authority. The visibility splay 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.

2. The development hereby permitted shall not be brought into use until details of the 2.0mx33m visibility splays at all internal junctions 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. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

4. Any garages shall be retained for the parking of private vehicles and cycles. They shall not at any time be converted to living accommodation without the written approval of the Local Planning Authority.

REASONS

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

1, 2 To provide adequate safe visibility at each junction in the interests of highway safety.

4. To meet SMDC parking standards.

IMPORTANT INFORMATIVES TO BE INCLUDED ON THE DECISION NOTICE

This estate road and drainage layout will require Technical Approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and are advised to take advice on public liability insurance against claims associated with those responsibilities. Please see <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx> and contact Staffordshire County Council at road.adoptions@staffordshire.gov.uk to ensure that approvals and exemptions are secured before commencement of works.

This recommendation is issued on the understanding that the developer enters into a S106 agreement to provide:

£47495.00 towards works identified in the Staffordshire Moorlands Transport Strategy, particularly footway upgrades on routes from the site to the town centre (dropped kerbs/resurfacing/crossing points), upgrade of the rights of way footpaths that link to the site and bus stop upgrades.

£2500 for travel plan sum

This was required at outline stage but its not immediately clear it has been progressed. If it is under the outline approval, it is not required a second time.

NOTES TO PLANNING OFFICER

Application is reserved matters for residential development approved at outline under SMD/2020/0502
Matters of principle have been established.

Condition regarding visibility at the access point off phase 1 of the development was recommended under response to SMD/2020/0502 when phase 1 was under construction but does not appear to have been included on the decision notice. A hedge has been planted which will need to be cut back in order to comply with this condition.

Similarly, requirement for swept path of 12m long refuse vehicle was required under highways response to SMD/2020/0502. This is not included in this reserved matters application but will be required during technical approval process.

Condition 24 of SMD/2016/0083 requires visibility splay at the access off Ashbourne Road to be provided and maintained. This splay should be maintained more enthusiastically than it currently is.

Double garages meet standards. Integral garages to house type Meldon have a pinch point which narrows the width to 2.6m (scaled). This is far from ideal but affects only 2 dwellings. Condition is included to retain these integral garages for the parking of vehicles and cycles in order to meet parking standards

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