



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 K Dawson DANE HEIGHTS, Dane Heights, Clay Lake,
STOKE-ON-TRENT, ST9 9DD

Officer: David Plant

Our Reference: SMD20260284

District Reference: SMD/2026/0284

Date Received: 17-Jun-2026

Date Responded: 06-Jul-2026

Particulars of Development:

Outline planning permission with some matters reserved for the erection of 3 no. self-build dwellings
(resubmission of SMD/2023/0157)

Location of Development:

DANE HEIGHTS, Dane Heights, Clay Lake, STOKE-ON-TRENT, ST9 9DD

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2026

1 Before the proposed development commences the new access shall be designed and thereafter completed to a standard that provides:

- 4.5m radius kerbs each side of the site access.

2 Before the proposed development commences the new access within the site shall be surfaced in a bound material for a minimum distance of 10.0m rear of the highway boundary.

3 Before the proposed development commences the new access shall be constructed with a gradient not exceeding 1 in 10 for a distance of 4.5m from the rear of the highway boundary in accordance with details to be first submitted to, and approved in writing by, the Local Planning Authority.

4 The new access shall be ungated.

5 Before the proposed development commences the visibility splay line to the east of the new access as shown on submitted Drg. No.2008-1534-02A shall be provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

6 Before the proposed development commences the visibility splay line to the west of the new access as shown on the attached plan shall be provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

7 Before the proposed development commences any vehicular access from Dane Heights and the Annex to the existing access shall be extinguished in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

8 Access to Plots 2 and 3 for site operatives and visitors during the construction period shall solely be via the new vehicular access.

9 Before any development commences details shall be submitted for the written approval of the Local Planning Authority indicating:

- layout of site including disposition of buildings and provision of adequate off-road parking and turning facilities for the existing and proposed dwellings;

- means of surface water drainage which shall thereafter be implemented in accordance with the approved details.

REASONS

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

To comply with SMDC Local Plan Policies H1, DC1 & T1

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The new dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC requirements. Please note that prior to the access being constructed you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form which is Staffordshire County Council at Network Management Unit, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficandnetwork@staffordshire.gov.uk)
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

NOTES TO PLANNING OFFICER

Application is a resubmission of SMD/2023/0157. Comments and recommended conditions are repeated from the previous applications.

There are no recorded Personal Injury Collisions on Clay lake within 50m of the site access in either direction in the previous 5 years.

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