

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

To: Development Control Manager,

Applicant:

Address:

Application Type: PIP

Application Number: SMD/2026/0309

Officer: T.Lunn

Date Received: 29/06/2026

Date: 14/07/2026

Particulars of Development: Permission in Principle application for Residential development

Location of Development: Two Trees CONSALL LANE CONSALL

Conditional

Site Visit: 07/07/2026

Background;

Staffordshire County Council records show the road name fronting the property Two Trees and the development site as Longacres Lane.

The development site is located off Longacres Lane, an unclassified road (Road No. D1105) that is subject to the national speed limit of 60 mph. Longacres Lane is rural in character and is not served by footways or street lighting.

Beyond the application site, Longacres Lane provides access to a number of residential properties, farms, the RSPB reserve, the Black Lion public house, and the entrances to Foxtail Barns and the Tawny Hotel.

There are no local services or facilities within easy walking distance of the site, including schools, shops, healthcare facilities, or other community services. Similarly, there is no convenient access to public transport. The nearest bus stops are located approximately 1.8 miles from the site on Blakeley Lane and approximately 1.8 miles away on Cheadle Road. A service station and public house are located on Cheadle Road at Wetley Rocks, approximately 1.8 miles from the site.

There are no footways within Consall. The nearest pedestrian footway is located approximately 1.4 miles away on Cheadle Road and approximately 1.8 miles away on Blakeley Lane. Consequently, opportunities for walking to local services and public transport are limited.

Description of Proposal:

Permission in Principle application for Residential development.

Comments on Information submitted:

The proposal seeks to establish the principle of delivering 1 residential dwelling within the curtilage of Two Trees. The land is currently in use as a garden and tennis court.

Highway Access

Within the Planning Statement under 3.1 it states that; ***It is anticipated that the proposed dwelling would be served by the existing vehicle access point which currently serves the existing dwelling and would divert to the plot in front of the existing detached garage.***

This existing access is off Longacres Lane which is subject to a 60mph speed limit.

Should a new access be proposed then a visibility splay plan will be required. Visibility splay measurements should be taken from the centre of the proposed new access point, set back 2.4m into the site from the carriageway edge, splays should be for 215m in each direction (to the carriageway edge).

Car Parking

These will be within the curtilage of the site and to comply with Staffordshire Moorlands Parking Standards. Car parking size measured at:

2.4m X 4.8m each space

Dwellings of up to 3 bedrooms requires 2 parking spaces.

Dwellings of 4 for or more bedrooms require 3 parking spaces.

Garages

Any proposed garages should also comply with Staffordshire Moorlands Parking Standards And should have internal dimensions of:

- 6 x 3m for single garages; and

- 6 x 6m for double garages

if they are to be practical for modern vehicles. Garages of this size can also store bicycles.

I have no objection subject to the following being secured via conditions:

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:

- access;
- layout and disposition of buildings and roads;
- Provision of parking, turning, and servicing within the site curtilage;
- Surfacing materials

REASONS

ALL To comply with NPPF; to comply with SMDC Local Plan Policy; in the interests of highway safety.

Note to Planning Officer:

This approval relates solely to the principle of the development, and the submitted information has been treated as indicative.

The maintenance of vegetation to the north-east of the existing access would help to improve and preserve visibility for vehicles exiting the site.

This response is based on the existing access to Two Trees being shared with the new development. However, should a new access be proposed, a plan demonstrating visibility splays of 2.4 m x 215 m in both directions will be required. Details of the proposed access construction should also be provided, including the position of any gates, which should be set back a minimum of 5 m from the carriageway edge.

The location for the proposed residential dwelling is not in a sustainable transport location. By this I mean the location has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Longacres Lane.

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