



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: OUTLINE

Applicant:

Mr F Filcher C/O Peter Richards and Company, Crab Tree Farm, Prees Heath, Whitchurch, UK, SY13 3JY

Officer: David Plant

Our Reference: SMD20260290

District Reference: SMD/2026/0290

Date Received: 18-Jun-2026

Date Responded: 13-Jul-2026

Particulars of Development:

Outline application for construction of up to 4No. dwellinghouses with some matters reserved - matter for approval by this application - Access

Location of Development:

Land at Winterfield Lane, Hulme

Recommendation Summary: Conditional

Site Visit Conducted on: 01-Jul-2026

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:

- layout and disposition of buildings and roads;
- Provision of parking to Local Plan standards, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2 The development hereby permitted shall not be brought into use until details of the visibility splays of 2.4mx215m to the north and 2.4mx66m to the south, have been first submitted to and approved in writing by the Local Planning Authority. The visibility splay shall thereafter be provided in accordance with the approved details and kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level for the life of the development.

3 No works on the construction of the bellmouth access shall be commenced until details of the construction of the bellmouth access have been submitted to and approved in writing by the Local Planning Authority

The bellmouth access shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

4 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 20m back from the carriageway edge in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

5. The development hereby permitted shall not be brought into use until details of the reinstatement of the existing site access to verge with full height kerb with hedge set behind visibility splay, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development have been first submitted to and approved in writing by the local planning authority. The existing site access made redundant as a consequence of the development hereby approved shall thereafter be reinstated as verge with full height kerb in accordance with the approved plans.

REASONS

ALL To comply with SMDC Local Plan policy DC1 and T1; to comply with the NPPF paragraph 115, 116; in the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The proposed site access works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to road.adoptions@staffordshire.gov.uk. The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>

Condition regarding construction of the bellmouth can be discharged only by evidence of completion of a Highway Works Agreement.

The existing access dropped crossing to the site made redundant by the proposed development shall be reinstated to verge with full height kerb in accordance with drawings to be submitted. Please note that prior to the reinstatement works taking place you require a Permit to Dig. Please contact Staffordshire County Council at Traffic and Network, Staffordshire Place 1, Wedgwood Building, Tipping Street, STAFFORD, Staffordshire, ST16 2DH. (or email to trafficanetwork@staffordshire.gov.uk)

NOTES TO PLANNING OFFICER

Application is in outline with access to be determined.

The access has been relocated from previous application. This moves it away from the bend and is positive.

Visibility splays were agreed for the previous access of 2.4mx45m to the south and 2.4mx215m to the north. Drawing 2018-2384-08A applies. The 45m was an absolute minimum. As the access is moved away from the bend this Y distance can and should be increased to maximise visibility and safety at the access.

215m was agreed as it is available and could be provided within land under the control of the applicant or within highway. This appears to still be the case. This splay should be provided. The proposed splay of 2.4mx66.2m to the north is not an improvement.

the speed survey submitted with SMD/2020/0266 was taken solely to demonstrate that the 45m could be considered as an absolute minimum.

Hedge will need to be set back behind the visibility splay and maintained such that it does not encroach into the visibility splay.

Site is not in a sustainable location with no pedestrian links or safe pedestrian routes. However, it has a longstanding series of approvals and for this reason, Highways maintain conditional approval. Developer could consider providing footway links to A520 Leek Road.



Current records show that there were not any Personal Injury Collisions on Winterfield Lane within 66m to the south or 215m to the north of the property access for the previous five years.

Condition regarding construction of the bellmouth can be discharged only by evidence of completion of a Highway Works Agreement.

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