



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:

Nikki Brough 104, Basford Bridge Lane, LEEK, ST13 7EQ

Officer: Tyler Robertson

Our Reference: SMD20260310

District Reference: SMD/2026/0310

Date Received: 09-Jul-2026

Date Responded: 29-Jul-2026

Particulars of Development:

Single new build dwelling

Location of Development:

104, Basford Bridge Lane, LEEK, ST13 7EQ

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jul-2026

Background;

The proposed development site is located on Basford Bridge Lane (Road No. C0317), a C-classified road subject to a 30mph speed limit. Basford Bridge Lane benefits from footways on both sides of the carriageway and has street lighting.

The site is situated within an established residential area and is in a sustainable location, with access to public transport and local services.

Bus stops are located within approximately 200m of the site, providing services to Leek, Stoke-on-Trent, and Cheadle.

Local amenities are available within walking distance of the site. A public house is located approximately 600m away, and the nearest convenience store is approximately 650m.

Description of Proposal;

Single new build dwelling.

Comments on Information Submitted;

The proposal is for the construction of a 2-bedroom dwelling within land adjacent to 104 Basford Bridge Lane. The land is currently in use as a garden and runs from Basford Bridge Lane between property No.104 and No.102.

Access to the proposed dwelling will be taken from Basford Bridge Lane via a new vehicular access. To facilitate the access, a dropped kerb installed and a section of the existing boundary wall will be removed. Details of the proposed access construction are provided on Drawing No. PL03A.

Drawing Number PL03A also shows parking provision for 2 vehicles which is sufficient parking for a property of this size and in accordance with Staffordshire Moorlands Parking Standards which state: Detached/Semi-detached property of up to 3 bedrooms - 2 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

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/2026/0310) subject to the following conditions:

The development hereby permitted shall not be brought into use until the access has been completed.

The development hereby permitted shall not be brought into use until the parking area has been provided in accordance with the approved Drawing Number PL03A. The parking area shall thereafter be retained unobstructed as a parking area 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.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The dropped crossing to the site shall be constructed in accordance with the submitted drawing and SCC Highways 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 link to Dropped Kerbs <https://www.staffordshire.gov.uk/roads-parking-and-transport/highway-applications-and-licences/dropped-kerbs> , or for further information email trafficandnetwork@staffordshire.gov.uk)

Note to Planning Officer;

Please note that the visibility splay to the southwest has been shown incorrectly on the Proposed Site Plan. The required 43 m visibility splay in each direction should be measured to, and terminate at, the nearside kerb line. However, as the visibility splay to the northeast demonstrates that 43 m to the nearside kerb line can be achieved, it is considered that the same level of visibility to the southwest is also achievable.

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