



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: PERMISSION IN PRINCIPLE

Our Reference: SMD20260354

Applicant:

Mr & Mrs K Phillips C/O Sammons Architectural Ltd, 10
 Cawdry Buildings, Fountain Street, Leek, ST13 6JP

Officer: David Plant

District Reference: SMD/2026/0354

Date Received: 03-Aug-2026

Date Responded: 17-Aug-2026

Particulars of Development:

Application for Permission in Principle for a Residential development

Location of Development:

LAND ADJACENT TO THORNCROFT FARM, Blackshaw Lane, Blackshaw Moor, Leek

Recommendation Summary: Conditional

Site Visit Conducted on: 12-Aug-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:

- point of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- adequate dimensioned visibility splays appropriate to the speed and location;
- 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. Before the proposed development is commenced, details shall be (subject to technical approval) submitted to and approved in writing by the Local Planning Authority indicating 2m wide footway from the site access to the existing footway to the east of the site and widening of the existing footway on A53 between Blackshaw Lane and the existing bus stop. The footway improvements shall thereafter be provided in accordance with the approved details and completed prior to the proposed development being brought into use.

REASONS

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

2. To comply with SMDC local Plan Policy T1, T2; to provide facilities for pedestrians in the interests of highway and pedestrian safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The conditions requiring off-site highway 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 (highway.agreements@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>
Highways Agreements - Staffordshire County Council

Following submission of further details, this 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.

NOTES TO PLANNING OFFICER

Application is for PiP for residential development.

Site is close to the junction of Blackshaw Lane with A53 Buxton Road, where vehicles will be stationary or moving slowly. It appears possible that adequate visibility splay can be provided. This must be checked by the applicant and shown clearly on the detailed plans to be submitted as part of a detailed application.

Planning Statement states that the applicant is willing to provide a footway. However, they inexplicably exclude a short length which would require pedestrians to walk in the carriageway or an unsurfaced verge. As this length is highway, a footway can and must be provided - hence condition above. The bus stop on A53 will be used by residents of the development. This footway should also be widened in the interests of pedestrian safety and to encourage use of the bus service.

Site is not in a sustainable location. However pedestrian facilities can be provided to improve this slightly.

Access location is to be determined.

Current records show that there were no Personal Injury Collisions on Blackshaw Lane or A53 Buxton Road within 215m either side of the property access in the previous five years.

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