



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:

PHILIP Mr P And Mrs K Nixon Lodge Hill, Wallbridge Drive,
 Leek, Staffordshire, United Kingdom, ST13 8NE

Officer: David Plant

Our Reference: SMD20260372

District Reference: SMD/2026/0372

Date Received: 17-Aug-2026

Date Responded: 20-Aug-2026

Particulars of Development:

Proposed Detached Dwelling

Location of Development:

Land at Basford View, Cheddleton, ST13 7HU

Recommendation Summary: Conditional

Site Visit Conducted on: 19-Aug-2026

1 The development hereby permitted shall not be brought into use until the garage and parking and turning areas have been provided in accordance with the approved plans. The garage and parking and turning areas shall thereafter be retained unobstructed for parking and turning for the life of the development.

REASONS

To comply with NPPF 2026 Policy TR6; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Personal Injury Records

Current records show that there were not any Personal Injury Collisions on Leek Road within 43 metres either side of the property accesses for the previous five years. Basford View is a private road. Staffordshire County Council do not hold Personal Injury Collision records on private roads.

Background

The site is located off Basford View which is a private single-track road with some passing places which serves several residential properties. Basford View's junction with the A520 Principal Road has a speed limit of 30 mph and a speed camera along this stretch. The junction is wide enough to accommodate vehicles accessing, egressing and passing at this point, allowing traffic to exit the A520 unhindered. It is therefore suitable to accommodate the additional traffic generated by the new development off the private road. Leek Road (A0520) is a primary route connecting Stafford and Stone to Leek. There is a bus service from Hanley to Leek with a bus stop within a 5-minute walk of the site providing public transport to Leek (approx. 3 miles) and Hanley (approx. 7 miles).

Previous Applications

SMD/2024/0479 - Outline for dwelling - acceptable to highways (conditioned) approved at appeal.

SMD/2023/0477 – Outline application for a single affordable dwelling. Access to be determined – Conditioned by the Highway Authority.

SMD/2023/0167- Outline application with details of access (all other matters reserved) for a single dwelling – Conditioned by the Highway Authority

SMD/2022/0465 – Proposed erection of a dwelling – Acceptable to the Highway Authority.

This current use of the land is as scrub land and allotment.

The Site Plan provided shows a single dwelling with integral garage and adequate parking for two vehicles on the driveway and vehicular access directly off the private road. The proposal is for a four bedroom dwelling.

Basford View is a private road. The red line does not connect with the public highway. The developer should ensure they have appropriate rights and permissions to carry out the work.

Given the constraints of Basford View the applicant needs to consider details of a Construction Management Plan, to include the routing and parking of construction and contractor vehicles, any welfare facilities and the storage of materials.

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