Form X

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

Applicant:
Mr E Hughes 92, Junction Road, Leek, Staffordshire, ST13 5QP

Application Type: OUTLINE

Officer: Tracey Lunn

Our Reference: SMD20260433

District Reference: SMD/2026/0433

Date Received: 25-Sep-2026

Date Responded: 16-Oct-2026

Particulars of Development:
Outline Planning Permission with All Matters Reserved for a single new buld dwelling

Location of Development:
Land Rear Of 82 To 96 JUNCTION ROAD, LEEK

Recommendation Summary: Conditional

Background;
The site is situated to the rear of Junction Road and is accessed via an existing unmade private track leading south from Junction Road (D1290). Junction Road is a 30mph classified road providing connections between the A520 Cheddleton Road and A53 Newcastle Road and is served by footways and street lighting. The private track currently provides access to the rear of Nos. 98-102 Junction Road and No. 98A. The application site previously contained garages, which have since been removed.

Description of Proposal;
Outline Planning Permission with All Matters Reserved for a single new build dwelling.

Comments on Information Submitted;
This application is outline with all matters reserved for a single dwelling.

There are no objections on Highway grounds to the proposed development subject to the following conditions;

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 dwellings;
- Provision of parking, 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.

REASONS
To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer:
Application is outline with all matters reserved.

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Parking should be in accordance with Staffordshire Moorlands District Council Parking Policy:

- Up to 3 bedrooms requires 2 spaces (2.4m x 4.8m each space)
- 4 or more bedrooms requires 3 spaces (2.4m x 4.8m each space)
- Single garage should have minimum internal measurement of 3m x 6m
- Double garage should have minimum internal measurement of 6m x 6m

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