



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:
 Mr Chris Miles
 Land Adj Knott Inn
 Station Lane,
 Rushton Spencer,
 Staffordshire, SK11 0QU
Officer: David Plant

Our Reference: SMD20230067

District Reference: SMD/2023/0067

Date Received: 13-Feb-2023

Date Responded: 01-Mar-2023

Particulars of Development:

Erection of new detached dwelling and associated landscaping works

Location of Development:

Land Adj Knott Inn Station Lane, Rushton Spencer

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Feb-2023

CONDITIONS

1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plan 002 Proposed Site Plan Part 1. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

REASON

To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER.

Application is for a dwelling.

Application SMD/2020/0295 for a dwelling on the site was approved at appeal. Highways recommended approval with conditions. The inspector did not consider that conditions were required as the access was existing. Comments of the inspector have been taken into account in this response.

The red line does not directly connect to the carriageway. The area between the carriageway edge and the gate has been surfaced in a bound material historically but may benefit from maintenance.

Current records show that there were no Personal Injury Collisions on Station Road within 43m 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