



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 P Bain Rosehill, Nabb Lane, Alton, ST10 4AY

Officer: David Plant

Our Reference: SMD20240108

District Reference: SMD/2024/0108

Date Received: 06-Mar-2024

Date Responded: 10-Apr-2024

Particulars of Development:

Erection of 2no. Holiday Lodges

Location of Development:

Rosehill, Nabb Lane, Alton, Staffordshire, ST10 4AY

Recommendation Summary: Conditional

Site Visit Conducted on: 13-Mar-2024

1 The pedestrian route defined on drawing 0102 P09 shall be retained and maintained for the use of occupants of holiday lets and of Rosehill for the life of the development.

2 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan 102 P09. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

REASONS

ALL To comply with NPPF 2023 paragraph 114; to comply with SMDC Local Plan policy DC1 and T1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

SMD/2015/0756 for a dwelling was dismissed at appeal. Inspector agreed with highway view that visibility was restricted but went on to identify harm as a result in the material increase in traffic. This comment was not explained in the decision.

Highways objection to SMD/2015/0756 was addressed in SMD/2019/0751 which has been implemented. Visibility splays should be maintained in accordance with approved drawings.

Holiday lodges within the curtilage of Rosehill have been previously approved under SMD/2020/0656. An alternative pedestrian route has been provided within the site for occupants of the holiday lets and of Rosehill leading towards Alton. Use of this access will minimise the length pedestrians have to walk in the carriageway. It is unfortunate that the Blacksmiths Arms has permanently closed, though there are other amenities further into Alton.

Nabb Lane is an existing single track road similar to other roads in the Moorlands and wider Peak District.

There are no recorded Personal Injury Collisions within 50m of the site access or within 50m of the junction of Nabb Lane on B5032 Denstone Lane

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