



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: COU

Applicant:

Mrs Liz Austin Royal Oak Community Pub Ltd Royal Oak
Macclesfield Road, Rushton Spencer, Staffordshire

Officer: David Plant

Our Reference: SMD20240356

District Reference: SMD/2024/0356

Date Received: 25-Sep-2024

Date Responded: 02-Oct-2024

Particulars of Development:

Change of use to part first floor to community use and alterations to fire escape provision

Location of Development:

Royal Oak Macclesfield Road, Rushton Spencer

Recommendation Summary: Acceptance

Site Visit Conducted on: 02-Oct-2024

NOTES TO PLANNING OFFICER

Consultation received 25th September 2024

Application is to COU part of first floor of existing community pub to community use.

Royal Oak pub is a feature of the community and provides an existing commercial and community use. Access is existing and will remain unchanged. Visibility at the access is restricted. However, Sugar Street is generally used only by local traffic, volumes are low, access is close to a junction and speeds are necessarily low due to the proximity of the junction and nature of Sugar Street.

Community are likely to be able to walk to the pub. Parking is available for the existing use.

Current records show that there were no Personal Injury Collisions on Sugar Street, Leek Old Road or A523 within 215m either side of the property access in the previous five years.

28m2 of additional community use in an existing community building will not have a severe effect on the highway

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