



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: VARIATION OF
 CONDITION

Our Reference: SMD20240574

Applicant:

Mr Cunningham 17-19 Leek Road, C/o Hewitt & Carr
 Architects, Daisy Bank House, Cheadle, ST10 1JE

Officer: David Plant

District Reference: SMD/2024/0574

Date Received: 17-Jan-2025

Date Responded: 05-Feb-2025

Particulars of Development:

Variation of condition 2 to be varied to replace approved drawing 01287 AL(0)01C with drawing 01287 AL(0)20A. The wording of conditions 3, 7, 8, 11, 13, 16, 18 to be varied to allow the development to be carried out in accordance with the submitted details. SMD/2023/0326

Location of Development:

Land Rear Of The Royal Oak High Street

Recommendation Summary: Conditional

Site Visit Conducted on: 04-Feb-2025

CONDITIONS

1. The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 10m back from the site boundary in accordance with approved plan 01287 AL (0) 21.
2. 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 01287 AL(0)21 C. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.
3. The development hereby permitted shall not be brought into use until details of a surface water drainage interceptor, connected to a surface water outfall, have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall thereafter be constructed in accordance with the approved details prior to the development being first brought into use.

REASONS

ALL to comply with NPPF Paragraph 115 and 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

3. To prevent surface water flowing onto the carriageway off the extended surfaced area in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is to vary conditions on SMD/2023/0326 to develop land off the car park of The Royal Oak to construct 5 holiday lodges.
 Variation is due to a rising main.

Proposal is outside the area of the existing car park and will not remove any existing car parking spaces. Two parking spaces are proposed for each lodge. Spaces are not dimensioned but scale at approx 9.6m long x 2.4m wide. 6m would normally be expected to the rear of a parking space to allow manoeuvring. Access is not dimensioned, but scales at approx 5m. As the access is gated and fenced, this will not affect the highway and is a matter for the developer.

Access is now clearly shown to surfaced in a bound material.

The increase in the surfaced area will require surface water drainage interceptor and outfall, to prevent surface water flowing onto the highway. Details have been submitted intending to demonstrate compliance with this condition but they are unclear. The soakaway letter report indicates that a soakaway is unlikely to work due to the mudstone subsoil. The drainage strategy report C vol 1 gives a number of suggestions for drainage including SUDS. Submitted drawing shows an existing drain remote from the highway boundary. It also states permeable tarmac to be used but the soakaway letter report shows this will not work.

Drawing still required showing surface water drainage interceptor and outfall.

Current records show that there were no Personal Injury Collisions on New Road within 50m either side of the access in the previous five years.

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