



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:
 SAMMONS ARCHITECTS,

Officer:

District Reference: SMD/2025/0053

Our Reference: SMD20250053

Date Responded: 21-Apr-2025

Date Received: 02-Apr-2025

Particulars of Development:

Full planning application for demolition of building and alterations to site layout to accommodate 49 static caravans with associated internal access roads and parking areas and amendment to occupancy dates to permit all year round opening.

Location of Development:

Rudyard Vale Caravan Park, Lake Road, Rudyard, ST13 8RN

Recommendation Summary: Acceptance

Site Visit Conducted on: 18-Apr-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Lake Road 43 metres either side of the property accesses for the previous three years.

Background

Lake Road is an unclassified road (Road No. D1097) with a speed limit of 30 mph. Lake Road has no footways on either side of the carriageway. The road is lit.

Description of Proposal

Proposed self-build dwelling with associated means of access and hard and soft landscaping works.

Comment on Information submitted

The access is off Lakeside Road which is a private road connecting to local highway at the priority junction with Lake Road.

This is an existing caravan park and according to the Planning Statement it currently has a site licence for 40 static units with occupation restricted from 6th March to 6th January annually.

The application seeks consent to demolish an existing building and reorganise the existing site layout to increase the number of static caravans from the permitted 40 to 49 with associated internal access roads and parking areas to facilitate this.

On the basis this is an existing caravan park and there are no accidents that have been reported so on safety issues have been identified. The additional 9 caravans proposed would not have a severe highway impact.

Recommendations

I have no objection (on Highway grounds) to the proposed development.

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