



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 B Mills BEE ACTIVE CHILDCARE Knypersley Sports Club, Tunstall Road, Knypersley, Staffordshire, ST8 7AQ

Officer: David Plant

Our Reference: SMD20250007V2

District Reference: SMD/2025/0007

Date Received: 24-Apr-2025

Date Responded: 07-May-2025

Particulars of Development:

Removal of existing sports changing rooms building and replacement with a new children's nursery building in connection with existing nursery. Removal of football stand/shelter and replacement with new sports changing rooms building

Location of Development:

KNYPERSLEY SPORTS CLUB Tunstall Road, Knypersley

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Apr-2025

1. Before the proposed development is brought into use, the parking bays shown on approved drawing 24-129-03A shall be made available for the proposed development.

REASON

To comply with NPPF paragraph 115 and 116; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Proposal is to replace an existing building and provide additional space for the existing nursery on the site to expand.

Site is a sports club with a childrens nursey operating from one building.

The building, subject of this proposal, is existing and would have a planning use and trip generation. The nursey already operates in a building on the site.

Six parking spaces are shown for the use of the nursey. These are part of a wider existing car park.

Parents dropping off children at the nursery are likely to park briefly at any of the available spaces within the car park.

Parents will drop off children at nursery at times to suit their requirements. there are no set drop off and pick up times and these can vary widely.

The car park operates a one way in and one way out system which should be unaffected by the proposal and effectively manages traffic flow through the accesses. Accesses are existing and in current and regular use. Visibility at the exit is good and meets standards.

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

the accesses can be considered safe and reasonable for all users and the proposal is unlikely to have a severe effect on the highway.

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