



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:

c/o Rob Duncan Planning Consultancy Ltd., St. Mary's Old School, Minster Pool Walk, Lichfield, Staffordshire, WS13 6QT

Officer:

Our Reference: SMD20250167V2

District Reference: SMD/2025/0167

Date Received: 16-May-2025

Date Responded: 04-Jun-2025

Particulars of Development:

Erection of 9no. dwellings and associated works

Location of Development:

Land adjacent to Lakeland Lodges, Rudyard Road, Rudyard, ST13 8PG

Recommendation Summary: Refusal

Site Visit Conducted on: 28-May-2025

1. Conflicting information

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- clarification of point of access;
- clarification of proposals at existing access;

are included in the application.

NOTES TO PLANNING OFFICER

Revised drawings have been submitted which appear to affect the access.

Red line and blue line have moved. Access is now outside of the red and blue line. Reference to right of access over the access has been removed. Red line now includes only part of the existing planter but note referring to removal of existing planter remains. It is not clear that this can now be delivered. Red line does not now include an existing access to the highway.

Clarification required of whether the existing access can be used to provide access to the site and whether the proposals to improve the access can be delivered.

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