



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: PRIOR APPROVAL

Applicant:
 Ian Ankers Architecture ROSE COTTAGE, Rose Cottage,
 Beat Lane, MACCLESFIELD, SK11 0QY

Officer: David Plant

District Reference: DET/2025/0026

Our Reference: SMD20250026/DET

Date Responded: 16-Jul-2025

Date Received: 30-Jun-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed barn conversion to a dwellinghouse at Rose Cottage, Rushton Spencer

Location of Development:

ROSE COTTAGE, Rose Cottage, Beat Lane, MACCLESFIELD, SK11 0QY

Recommendation Summary: Conditional

Site Visit Conducted on: 08-Jul-2025

CONDITIONS

1. Before the proposed development is brought into use, details of the available visibility splay of 2.4mx215m to the west shall be first submitted to and approved in writing by the Local Planning Authority. The approved visibility splay shall thereafter be provided in accordance with the approved details and retained and maintained for the life of the development.
2. Before the proposed development is brought into use, parking and turning area shall be provided in accordance with drawing RCB-06. Parking and turning area shall thereafter be retained for the purposes of parking and turning of private vehicles for the life of the development.

REASONS

ALL to comply with NPPF Paragraph 116; to comply with SMDC Local plan policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for a barn conversion.
 Application is for the same barn subject of DET/2023/0031

Access is existing and in current use by existing dwellings and commercial/agricultural use.

Visibility to the east is initially aided by the alignment of the carriageway. Approximately 2.4m x 120m is available. This is less than would be required for a new access but is adequate for the alignment and nature of the carriageway to the east.

To the west, visibility is slightly restricted immediately adjacent to the access. Visibility splay condition is recommended to provide 2.4m x 215m. In practice this will entail cutting back and maintaining, of a bush and hedge close to the access.

Adequate parking and turning is available within the site.

Site is not in a sustainable location. There are no footways on Beat Lane. Beat Lane is not an attractive or safe pedestrian route. There is little real alternative to use of a private car. Site is approx 9km from Leek and approx 7km from Congleton. However, barn is an existing building.

There are no recorded personal injury collisions within 215m of the site access junction with Beat Lane in the previous 5 years.

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