



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: SMD20240574V3

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: 14-Oct-2025

Date Responded: 17-Oct-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

*Revised Information * Received on 14/10/2025

Location of Development:

Land Rear Of The Royal Oak High Street

Recommendation Summary: Conditional

Site Visit Conducted on: 30-Jul-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 the surface water drainage interceptor, connected to a surface water outfall, has been provided in accordance with 00084/OAK/DR/1003 - Drainage Strategy Drawing within Appendix L of the Drainage Report. The drainage interceptor shall thereafter be maintained and retained for the life of the development.

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 appears to be based on drainage issues.

This response is based on additional information received in email dated 14th October 2025

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.

Drainage interceptor is shown on email of 14th October 2025. This advises that the drainage interceptor is shown on a drawing in appendix L of the drainage report. The document which likely contains appendix L will not open from the website (error message stated a 'Bad Response'). Email of 14th October contains extract from this drawing. It would be better for the drainage interceptor to be shown on a site plan for example but on the basis that it appears somewhere tucked away in the application and explicitly on the 14th October email, it is recommended as a condition.

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