



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
 CONDITIONS

Our Reference: SMD20250013V2

Applicant:

Mark Harris Scentarea Limited BROOKSIDE BUSINESS
 PARK Unit 12, Brookside Business Park, Brookside Road,
 UTTOXETER, ST14 8AU

Officer: Simon Hawe

District Reference: SMD/2025/0013

Date Received: 12-Sep-2025

Date Responded: 03-Nov-2025

Particulars of Development:

Variation of conditions 4 & 12 of SMD/2021/0829 to replace PD-21-555-150 with revised plan PD-21-555-150e

Location of Development:

Land At Blythe Park, Sandon Road, Cresswell, ST11 9RD

Recommendation Summary: Acceptance

Site Visit Conducted on: 14-Oct-2025

Since making my previous comments in March 2025, the applicant has submitted another revised plan that now provides a pedestrian refuge across Uttoxeter Road. I have no objection to this amendment, and my previous comments would still apply, for info these were: -

'This proposal is further amendment to the junction layout required by the planning consent 2014/0576. Despite another enforced change to the approved junction layout, the principle of the development is unchanged, and the original parameters are still applying.

The proposed junction improvement of Uttoxeter Road with Cresswell Road is still required to facilitate the development approved under the 2014 reference. Since the original proposed roundabout junction, the applicant varied that condition to provide a signalised junction in place of the roundabout.

This proposal is an amendment to the approved signalisation of the junction, the main change being the access to the properties that front on Uttoxeter Road and their vehicle access. These amendments have been discussed with the applicant's highway consultant and the County's highway engineers to finalise the layout.

Therefore, I have no objection to the proposal to amend the proposal to amend the planning drawings that refer to the signalised junction of Uttoxeter Road with Cresswell Road.'

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