



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 Ian Chadwick BRIDGE HOUSE, Bridge House, LEEK,
 ST13 7PP

Officer: David Plant

Our Reference: SMD20250476

District Reference: SMD/2025/0476

Date Received: 03-Dec-2025

Date Responded: 17-Dec-2025

Particulars of Development:

Glamping Cabins

Location of Development:

BRIDGE HOUSE, Bridge House, LEEK, ST13 7PP

Recommendation Summary: Conditional

Site Visit Conducted on: 10-Dec-2025

1. Before the proposed development is brought into use, the access shall be widened in accordance with submitted plan 3666-01 B. The widened access shall thereafter be retained for the life of the development.

2. Before the proposed development is brought into use, the access drive shall be surfaced in a bound material for a minimum distance of 5m rear of the carriageway edge in accordance with details to be first submitted to and approved in writing by the local planning authority. The access drive bound surfacing shall thereafter be retained and maintained for the life of the development.

REASONS

ALL to comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER

Application is for glamping cabins.

Site is in a field. Access is existing off C96 Bromley Edge Lane. Visibility at the access is restricted. However, access is close to a junction and on a slope. Vehicles will be slowing for the junction or accelerating up the bank having just turned into Bromley Edge Lane. Speeds will likely be low as will volumes. Access is existing and in current use.

Access is partially surfaced. Surfacing appears to have broken out in one part of the access adjacent to the carriageway. Condition above is recommended to provide bound surfacing over the whole access for minimum of 5m rear of the carriageway edge.

Site is not in a particularly sustainable location. There are bus stops on A523 but service is infrequent, approximately 2 hourly. There are no footways, though there are public footpaths close by. SCC Rights of Way should be consulted.

There are no facilities in Winkhill.



Visitors to the proposal are likely to travel by private vehicle. A private vehicle will also be necessary to visit other parts of the region.

This is likely to be the case for most tourist accommodation in Staffordshire Moorlands and wider Peak Park.

Current records show that there were no Personal Injury Collisions on Bromley Edge Lane within 215m to the north and as far as the junction with A523 to the south in the previous five years. Similarly, there were no Personal Injury Collisions on A523 within 120m of the junction of Bromley Edge Lane in the previous five years.

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