



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

Officer: David Plant

Our Reference: SMD20250167V4

District Reference: SMD/2025/0167

Date Received: 22-Dec-2025

Date Responded: 22-Jan-2026

Particulars of Development:

Erection of 4no. dwellings and associated works

Location of Development:

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

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Jan-2026

1 Before the proposed development is brought into use, the access to the site shall be completed generally in accordance with plan 23.M04.64 B but subject to technical approval.

2. The development hereby permitted shall not be brought into use until the visibility splays of 2.4m x43m in both directions shown on plan 23.M04.64 B have been provided. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level.

3. The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved drawing 23.M04.64 B. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

4 No mud or other debris or deleterious materials shall be deposited on the highway. Any that is shall be immediately removed by mechanical means.

5. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.

REASONS

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

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

The construction of the access, drainage interceptor and the demolition and reconstruction of the retaining wall shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and

send to the address indicated on the application form or email to (highway.agreements@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales.
<https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
Highways Agreements - Staffordshire County Council

NOTES TO PLANNING OFFICER

Application is for residential development off Rudyard Road. Proposal has been reduced to 4 dwellings from 9 dwellings.

Drawings will not print to scale. Measurement tool in adobe appears to be disabled. Main concern with this revised proposal is with provision of the visibility splay to the north east. It may have a greater effect on the retaining wall than indicated by the sketch, but this cannot be accurately checked due to the print/scale issue. Footway at the site access measures at 1.7m wide. Visibility splay setback is 2.4m which is 0.7m greater than the footway. This will have a significant effect on the retaining wall which will require demolition and reconstruction behind the splay.
Condition can be discharged on confirmation of application for Works Agreement.

New access point is proposed which will be separate to, but adjacent to, the existing access to Lakeland Lodge.

Visibility splays of 2.4m x 43m are shown on the plan and must be provided. Splay to the north east will affect the existing retaining wall. Where it is within the splay, wall will need to be demolished and rebuilt. The appearance of this should be considered at this stage.

Construction of the access will require a works agreement with Staffordshire County Council. Structural calculations will also be required as the wall supports land above the highway.

Visibility at the access is available to and past the mini roundabout to the south west.

Current records show that there were no Personal Injury Collisions on Rudyard Road within 50m either side of the property access in the previous five years.

Development is not in the most sustainable of locations. There are few facilities in Rudyard. However, there is a regular bus service (109) with stop just outside the development site. Bus use is a viable option and contributes to sustainability.

Access point has changed as has the red line. Blue line has gone completely. Applicant should ensure they have appropriate rights and permissions to carry out the development as proposed.

Development proposes 2 parking spaces for each 3 bed dwelling. This meets SMDC minimum parking requirement.

Wheel wash or other means of cleaning construction vehicle wheels will likely be required during construction. Mechanical roadsweeper will likely be required during construction.

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