



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:

Carta Real Estate and Co-operative Group Food Limited,
 c/o agent c/o agent, Planning Potential Ltd., Magdalen
 House, 148 Tooley Street, London, SE1 2TU

Officer: David Plant

Our Reference: SMD20250532

District Reference: SMD/2025/0532

Date Received: 06-Jan-2026

Date Responded: 29-Jan-2026

Particulars of Development:

Demolition of existing buildings on site and erection of Class E retail unit, alongside access, car parking and associated works

Location of Development:

STONEHOUSE FARM, Stonehouse Farm, Ash Bank Road, WERRINGTON, ST9 0JR

Recommendation Summary: Conditional

Site Visit Conducted on: 14-Jan-2026

1 Before the proposed development is brought into use, the bellmouth access off A52 Ashbank Road shall be completed generally in accordance with but subject to Safety Audit and technical approval of, submitted drawing T651_10

2. Before the proposed development is brought into use, highway works comprising:

Keep Clear markings;

widen and resurface footway between access and Salters Lane;

pedestrian crossing facilities both sides of Salters Lane comprising dropped crossings and tactile paving as a minimum with investigations into the provision of a controlled crossing phase for Salters Lane

subject to technical/safety limitations;

extension of double yellow lines;

waiting/loading prohibition;

verge protection markers/bollards;

all generally in accordance with, but subject to technical approval of, submitted drawing T651_10 shall be provided.

3. 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 plans. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas 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

2. To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan policy T1 and T2; in the interests of pedestrian safety; in the interests of highway safety.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The conditions requiring highway works 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

The proposed extension of double yellow lines and waiting/loading restriction referred to in condition above requires a Traffic Regulation Order to provide safe access/off-site mitigating works. This recommendation should not be construed as though the County Council is prejudging the outcome of the Order making process. The developer should note that the Order will be made on behalf of the developer by Staffordshire County Council at the developers expense and should be secured before development is brought into use as it is an important component of the required mitigating measures associated with the proposed development. The developer is requested to contact SCC to enable the Order to be secured at the earliest convenience. Please note that there are no guarantees that the Order will be successful.

The TRO will be progressed under a Works Agreement.

NOTES TO PLANNING OFFICER

Application is for a Class E retail unit.

This is a resubmission of SMD/2022/0438 which was refused at committee and dismissed at appeal. However, inspector stated:

'The proposed access would be fairly close to the signalised junction but road markings are proposed to help ensure movement onto and off the car park is not obstructed by queuing traffic. I fail to see how the 40mph speed limit on Ash Bank Road would lead to the development prejudicing highway safety, particularly given the good forward visibility along the road and the interruption to free flowing traffic already caused by the nearby traffic lights. '

Extensive constructive discussions took place during the previous planning application. These resulted in the letter from Exigo Project Solutions dated 26th March 2024 and drawing T651_10 which summarise proposals acceptable to Highways and to the developer.

Proposals detailed will encourage use of the car park, protect the access point and improve pedestrian facilities.

The Road Safety Audit highlighted there being no pedestrian crossing of Salters Lane. It would be desirable to provide controlled crossing of Salters Lane but it is noted that intervisibility is severely restricted and may not meet technical/safety standards. Provision of pedestrian facilities at Salters Lane should be considered under the Highway Works Agreement and safe level of facilities provided. The pedestrian phase for crossing of Ashbank Road is to be provided by the developer of the adjacent housing development.

Current records show that there were no Personal Injury Collisions on A52 Ashbank Road within 120m either side of the proposed access in the previous five years.

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

