

To:-
Planning Department
Staffordshire Moorlands D.C.
Moorlands House
Stockwell Street
Leek, ST13 6HQ

RECEIVED

11 MAR 2026

High Ash Farm
Askerbank Lane
Rushton Spencer
SK11 0QU
9th March 2026

Dear Sirs,

Re - Planning Application No. SMD/2026/0069

Mrs Rachel Sharpe
Rushton Bank Cottage
Askerbank Lane
Rushton Spencer.

I refer to your letter dated 19th February 2026 which relates to the proposed conversion of an existing garage into a detached residential property.

My name is David Cutbill and I am the co-owner with my wife Margaret of the parcel of land shown edged Red on the enclosed plan and being to the north of Rushton Bank Cottage.

We have owned this land since 1978 and over time it has gradually been adversely affected by drainage water creating a very wet area. This, we have assumed to be septic tank soakaways from Rushton Bank Cottage and possibly also from the adjoining property, Meridian House. Roof surface water from these properties may also be an issue.

Hopefully you will have access to the various planning requirements for drainage, particularly on the three previous occasions when Rushton Bank Cottage was extended.

The prefabricated building to which the present application relates was erected as a stand alone garage and it has continuously been used as such.

The proposal to create a new dwelling separated completely from Rushton Bank Cottage itself, and considerably larger than the existing garage will, it appears to us, quite likely create more drainage to our land. Drainage arrangements may also have an affect on the Public Footpath to the East of the boundary of Rushton Bank Cottage.

May we ask you please to give consideration to these issues and if you require we would be very pleased to meet you on site at High Ash Farm.

Yours faithfully,

(D.A. CUTBILL)

Parcel details

Cutbill, M

This is a summary of the land parcel information Rural Payments currently holds for this land

Parcel ID: SJ9362 2049

Summary

area eligible area (ha)	1.60
Total area (ha)	1.62

