

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Development Control Manager,

Applicant:

Address:

Application Type: Full

Application Number: SMD/2026/0132

Officer: T.Lunn

Date Received: 26/03/2026

Date: 15/04/2026

Particulars of Development: Replacement Dwelling

Location of Development: Primrose Hill Meerbrook Road, Rushton Spencer

Conditional

Site Visit: 14/04/2026

Background:

The property is located on Meerbrook Road (C0074), a classified C road subject to a 60 mph speed limit. The road is rural in character, with no footways or street lighting.

Public right of way footpath Heaton 17 runs through the site.

Planning History:

SMD/2023/0213 - Use of outbuilding for the purposes of providing annexed accommodation that is ancillary to the main dwellinghouse – Approved by Staffordshire Moorlands District Council.

SMD/2023/0347 - External building operations and alterations to existing garage and store, as part of conversion works to use the building as annexed self contained accommodation (to include bedroom, bathroom, kitchen and living room) – Approved by Staffordshire Moorlands District Council.

Description of Proposal:

Replacement Dwelling.

Comment:

The proposal is for the construction of a replacement 4-bedroom dwelling at Primrose Hill. The remaining sections of the existing dwelling will be demolished.

Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of 4 or more bedrooms will require 3 spaces (2.4 x 4.8m each space) for residents and visitors.

Parking and turning for 4 vehicles have been shown on submitted plan (Site/Block Plan PH-08).

Access to the replacement dwelling will be via the existing drive/access track off Meerbrook Road.

It is considered the proposal would not have a detrimental impact on the highway. I therefore have no objection to the proposal (application number SMD/2026/0132) subject to the following condition:

The parking and turning areas identified in plan titled Site/Block Plan PH-08 shall be retained unobstructed as parking and turning for the life of the development.

REASONS

To comply with NPPF; to comply with SMDC Local Plan policy DC1; in the interests of highway safety.

Note to Planning Officer;

Excavation works at the vehicle access with Meerbrook Road were taking place at the time of the visit. The applicant should check with Staffordshire County Council Traffic and Network Team that necessary permits have been obtained.

For further information email trafficandnetwork@staffordshire.gov.uk

The link below provides an overview of the permissions and licences required for undertaking work on or adjacent to the adopted highway [Highway applications and licences | Staffordshire County Council](#)

Commissioner for the Built County
On behalf of the County Council
As Highway Authority