

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

23rd April 2026
EP ref: 22-413

For the attention of Mr C Johnston

Dear Sir or Madam,

Re: Planning Portal reference - PP-14861463
The Old Bowling Green, Leek Road, Cellarhead, Staffordshire Moorlands

Please find enclosed an application to discharge condition 18 of planning permission SMD/2023/0496 for the construction of 9 extra care units (C2), communal lounge/office and associated works at The Old Bowling Green, Leek Road, Cellarhead, Staffordshire Moorlands.

The application, submitted via the planning portal, consists of the following:

- Application forms
- Drawing number 23-124-08

The application fee of £309.00 has been paid via the Portal, plus the Portal fee of £91.

Condition 18

Condition 18 states:

“Before the development is brought into use, an access suitable for pedestrians, onto the Public Right of Way to the north of the site shall be provided in accordance with details of works to be submitted to and approved in writing by the local planning authority.

Reason:-

In the interests of the amenities of the area and encouraging sustainable travel..”

The context to this condition is set out in paragraphs 7.47 and 7.48 of the committee report which states:

"7.47 With regard to the Public Right of Way (PROW) crossing the sit, the comments of SCC PROW Officer are noted. However, despite there being a Public Footpath sign a short distance to the south of the site access on Leek Road, there is no actual footpath and PROW route from the Leek Road footway is blocked off by the fences at the edge of Sub 4 car park. The proposed development will have no additional impact on the PROW. However, despite this, it is considered reasonable and necessary that the route of the PRoW is taken into account. There is an opportunity to create a gap in the vegetation along the north boundary of the application site next to the access road where the current PRoW route enters the application site from the open land to the north. A stile or gate could also be provided through the fence/boundary into the Sub-4 car park.

7.48...path users from the north could also effectively walk along the proposed footway along the access road through the site (where gates would be required to be removed via a condition recommended by the local highways authority on highway safety grounds) and onto the existing footway along Leek Road, where the PRoW appears to start (and vice versa). A condition can be added requiring this together with details of any other works or features that may be required for the operation of the PRoW e.g. a stile or small gate on the boundary (if needed)..."

The enclosed plan shows the addition of a gate in the existing fence as requested. There is an existing stile in the vegetation along the northern boundary of the site providing access to the PRoW to the north. The plan also shows the addition of a gate in the fence along the west boundary of the land following the route of the PRoW, please note that this is outside of the red edge boundary of this application.

We trust that the details submitted meet your requirements and are sufficient to discharge the above condition. However, should you have any queries or require any further information then please do not hesitate to contact our office at your earliest opportunity.

Yours faithfully
Emery Planning

[Redacted signature]

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

[Redacted contact information]
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