



**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:** PERMISSION IN PRINCIPLE

**Our Reference:** SMD20260218

**Applicant:**

Victoria Griffin (Former) The Rushton Inn, Rushton Spencer, Macclesfield, Cheshire, SK11 0SE

**Officer:** David Plant

**District Reference:** SMD/2026/0218

**Date Received:** 15-May-2026

**Date Responded:** 01-Jun-2026

**Particulars of Development:**

Planning in Principle for the erection of five dwellings on the "Grey Field" site and previously developed land former Rushton Inn site

**Location of Development:**

Rushton Inn (Former) Macclesfield Road, Rushton Spencer

**Recommendation Summary:** Conditional

**Site Visit Conducted on:** 27-May-2026

**CONDITIONS**

1. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- point(s) of access;
- layout and disposition of buildings and roads;
- Provision of parking, turning and servicing within the site curtilage;
- Means of surface water drainage
- Surfacing materials;
- pedestrian links to existing footway network;

The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation of the development.

2. The development hereby permitted shall not be commenced until details of the visibility splays appropriate to the speed limit of the road at the access have been submitted to and approved in writing by the Local Planning Authority.. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 600 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

**REASONS**

ALL To comply with NPPF Paragraph 115, 116; to comply with SMDC Local Plan Policy DC1, T1 and parking standards; in the interests of highway safety.

**NOTES TO PLANNING OFFICER**

Application is Permission in Principle for residential development at former Rushton Inn, Rushton Spencer.

Site is previously developed with vehicular access and car park.

Proposal is acceptable subject to provision of safe and reasonable access(es) with visibility appropriate to speed limit of the road (speed limit changes from 40mph to national on the frontage of the site) or with betterment to the existing visibility available at the existing access(es) if reused.

Care will be required to site the access(es).

Pedestrian linkages will be required to ensure pedestrian safety, with adequate visibility at any crossing point.

Parking provision to Local Plan standards are required. Turning areas must be provided.

Site is not in the most sustainable of locations, but it is a previously developed site of a former pub which would've had a trip generation.

The conditions above are an indication of what would be expected to be seen in a future application. They are not intended to be discharged under this application.

Current records show that there were no Personal Injury Collisions on Macclsfield Road within 215m either side of the site frontage in the previous five years.

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