



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: OUTLINE

Applicant:

Mr Anthony Mycock N/A THE CABIN, RUE HILL ROAD,
 CAULDON LOW, ST10 3EY

Officer: Tracey Lunn

Our Reference: SMD20260223

District Reference: SMD/2026/0223

Date Received: 05-Jun-2026

Date Responded: 23-Jun-2026

Particulars of Development:

Outline planning permission with some matters reserved for a self-build replacement dwelling - matter for approval access

Location of Development:

THE CABIN, RUE HILL ROAD, CAULDON LOW, ST10 3EY

Recommendation Summary: Conditional

Site Visit Conducted on: 22-Jun-2026

Personal Injury Collisions;

Current records show that there was 1 Personal Injury Collision on Ash Tree Road within 215m of the property /site access between 31/12/2020 and 30/12/2023 .

Background;

The site is located within the existing garden of Lorant House off Ash Tree Road (as identified in SCC records). Ash Tree Road forms part of the A52, which is an A-classified road subject to a 60-mph speed limit. There is no footway provision along this section of the road; however, a streetlight is present at the junction with Rue Hill Road.

Description of Proposal;

Outline planning permission with some matters reserved for a self-build replacement dwelling - matter for approval access.

Comments on Information Submitted;

This is an outline application with means of access to the site all other matters are reserved.
 The site is currently within existing the garden of Lorant House.

Access;

Access to the site is via the existing vehicular access serving Lorant House from Ash Tree Road. The access measures approximately 5.2 metres in width, with gates positioned around 6.5 metres back from the carriageway. Given the access width and the setback of the gates— which open away from the highway— the arrangement is considered acceptable to the Highway Authority.

Visibility;

Visibility would be aided by the cutting back of vegetation especially to the northwest of the access.

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/2026/0223) subject to the following conditions:

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:

- layout and disposition of buildings;
- Provision of parking, turning, and servicing within the site curtilage;
- Means of surface water drainage;
- Surfacing materials

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

REASONS

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

Note to Officer;

The cutting back of vegetation to the northwest of the access would improve visibility.

This is an outline application with means of access to the site all other matters are reserved.

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