



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: MSD20260165

Applicant:

John Pointon & Sons Ltd C/O Wharfe Rural Planning Ltd
Ullard Hall Lane, Knutsford, WA16 9PJ

Officer: Tracey Lunn

District Reference: SMD/2026/0165

Date Received: 08-Jun-2026

Date Responded: 10-Jul-2026

Particulars of Development:

Permission in Principle for up to four dwellings (1-4)

Location of Development:

Land to the south of Mill Lane, Wetley Rocks, Staffordshire

Recommendation Summary: Refusal

Site Visit Conducted on: 17-Jun-2026

Background;

The application site fronts Mill Lane (Road No. C0316), a classified C road subject to a 30mph speed limit. Whilst the road benefits from street lighting, there is no footway provision along the site frontage or within the immediate vicinity of the site.

Description of Proposal:

Permission in Principle for up to four dwellings (1-4).

Comments;

The application is for Permission in Principle for between 1 and 4 dwellings on land fronting Mill Lane, a classified C road subject to a 30mph speed limit and served by street lighting. There is no footway provision along the frontage of the site, the nearest section of footway is located approximately 200 metres south-east of the site's most south-eastern corner, outside St. John's Primary School.

The lack of dedicated pedestrian infrastructure along the frontage of the site, or for approximately 200 metres along Mill Lane to the nearest section of footway, would require future occupiers to walk within the carriageway, resulting in conflict between vulnerable road users and motor vehicles. This is considered to give rise to an unacceptable impact on pedestrian safety and would fail to provide safe and suitable access for all users. The site is poorly located in terms of accessibility and does not offer realistic opportunities for travel by sustainable modes.

No details have been submitted regarding the means of access to serve the development and no visibility splay information has been provided. For a new development access onto a road subject to a 30mph speed limit, visibility splays of 2.4m x 43m in both directions would typically be required. In the absence of an access layout, visibility splay plan or supporting highway information, it is not possible to determine whether safe and suitable vehicular access can be achieved for the proposed development and therefore whether an appropriate means of access can be provided.

Recommendations:

In consideration of the above, the Highway Authority recommends the application should be refused for the following reasons:

-The proposed development would result in additional pedestrian, cyclist and vehicular movements using Mill Lane, a classified road where there are no segregated pedestrian or cycle facilities along the site frontage. Future occupiers would therefore be required to travel within the carriageway, increasing conflict between vulnerable road users and vehicles and resulting in an unacceptable impact on highway safety.

-The submitted application does not provide visibility splays for access/accesses onto Mill Lane therefore a safe and suitable access/es has not been demonstrated.

Reasons: -

Contrary to NPPF; Contrary to SMDC Core Strategy policy DC1; Contrary to the interests of highway safety.

Note to Planning Officer;

The application seeks Permission in Principle for the erection of between 1 and 4 dwellings.

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