



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: FULL

Applicant:

Lorraine Bowker WERRINGTON CLINIC, Salters Close,
 STOKE-ON-TRENT, ST9 0DB

Officer: David Plant

Our Reference: SMD20250504V2

District Reference: SMD/2025/0504

Date Received: 14-Jul-2026

Date Responded: 24-Jul-2026

Particulars of Development:

Existing disused clinic to be demolished and replaced with proposed 5 new bungalows
 REVISED DETAILS

Location of Development:

WERRINGTON CLINIC, Salters Close, STOKE-ON-TRENT, ST9 0DB

Recommendation Summary: Conditional

Site Visit Conducted on: 15-Jul-2026

1. Before any dwelling is brought into use, the access crossing to that dwelling, within the highway, shall be completed
2. The westernmost plot shall not be brought into use until that part of the existing site access made redundant as a consequence of the development has been reinstated as footway with full height kerb, which shall include the access crossing between the site and carriageway edge in accordance with the approved plans.
3. The development hereby permitted shall not be brought into use until the access and parking areas have been provided in accordance with the approved plans. The parking areas shall thereafter be retained unobstructed for parking of private vehicles for the life of the development.
4. The development hereby permitted shall not be brought into use until the access drives/parking areas rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the site boundary in accordance with the approved plans.
5. Before the proposed development is brought into use, the street lighting column within the proposed access to the second easternmost plot shall be replaced, renewed and relocated in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

REASONS

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

2. To avoid a proliferation of over long and redundant access crossings.

5. To safeguard the lighting column and maintain an appropriate level of street lighting on Salters Close.

IMPORTANT INFORMATIVES TO BE INCLUDED ON DECISION NOTICE

The dropped crossings to the plots on the site shall be constructed in accordance with the submitted drawing and SCC Highways requirements. Please note that prior to the accesses being constructed you require Section 184 Notice of Approval from Staffordshire County Council for each access. The link below provides a link to 'vehicle dropped crossings' which includes a 'vehicle dropped crossing information pack' and an application form for a dropped crossing. Please complete and send to the address indicated on the application form (or email to trafficandnetwork@staffordshire.gov.uk)
Vehicle access crossing (dropped kerb) - Staffordshire County Council
<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>

The reinstatement of the part redundant access crossing and the proposed new access crossings within the highway shall require a permit to dig prior to any works taking place. The developer is advised to contact Staffordshire County Council Network Management at trafficandnetwork@staffordshire.gov.uk in advance of surfacing works commencing.
See Temporary excavations (permit to dig) - Staffordshire County Council for details

The lighting column in the access will need to be relocated by SCC PFI contractor Eon. Please contact lightingforstaffordshire@eonenergy.com as soon as possible before works commence to ensure works can be programmed. This will be at the developers expense and extent of works should be established at an early stage. The column is old and will need to be replaced.

NOTES TO PLANNING OFFICER

Application is for a residential development of 5 bungalows on the former clinic site.

Highways previously recommended refusal due to lack of detail.
Revised drawings have been submitted clearly defining the proposed access crossing points and showing the locations of the existing lighting columns. This addresses previous highway issues.
A lighting column will need to be relocated and replaced with a new column. This must be carried out by SCC Street Lighting partner Eon Energy. Contact details are above. Developer is advised to contact Eon as early as possible following planning approval to allow for programming of works.
Condition can only be discharged on confirmation of agreement of works with Eon.

Site is a former clinic. It is in an established residential area. The proposal is appropriate. Site is in a sustainable location with nearby shops, schools and other amenities. Current records show that there were no Personal Injury Collisions on (insert location) within 215 (insert distance required by speed) m either side of the property access in the previous five years.

Current records show that there were no Personal Injury Collisions on Salters Close within 50m 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