

Our Ref: P1415 / JH
Date: 11 September 2026

4 Brindleyplace
Birmingham B1 2LG

Planning
Staffordshire Moorlands District Council
PO BOX 136
Buxton
Derbyshire
SK17 1AQ

www.harrislamb.com

Dear Sir or Madam

Former Fole Dairy, Uttoxeter Road, Fole, Uttoxeter ST14 5EH
Application for a Non-Material Amendment in respect of condition 9 of outline planning permission reference SMD/2018/0234 for residential development, means of access, ancillary works and site remediation

Harris Lamb Planning Consultancy is instructed by Andmore to submit a non-material amendment application to amend the wording of condition 9 of the above planning permission.

Condition 9 states:

No development of any of the dwellings hereby permitted above slab level shall take place until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:

- ***2m footway on the A522 Uttoxeter road frontage of the site incorporating a pedestrian dropped crossing close to the bus stop.***
- ***Upgrade of the existing bus stop on the A522 Uttoxeter Road.***

The off-site highway works shall thereafter be constructed in accordance with the approved details and prior to the development being first brought into use.

The applicant wishes the wording of this condition to amended to:

None of the dwellings approved by this planning permission shall be occupied until details of the following off-site highway works have been submitted to and approved in writing by the Local Planning Authority:

- ***2m footway on the A522 Uttoxeter road frontage of the site incorporating a pedestrian dropped crossing close to the bus stop.***
- ***Upgrade of the existing bus stop on the A522 Uttoxeter Road.***

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The off-site highway works shall thereafter be constructed in accordance with the approved details and prior to the development being first brought into use.

Reason for the requested amendment

The applicant is awaiting approval of plans in respect of the approved residential development submitted to the Local Highway Authority under Section 111 of the Highways Act. Since this process is taking some time, this will cause further delay in terms of the delivery of approved residential development and the discharge of condition 9 which states that no further work above slab level until footway and bus stop improvements have been made.

The works referred to by the condition do not have an impact of the safe construction of the residential development, only being for the benefit of the future occupiers of the approved dwellings and visitors. Indeed, the reason for the condition is given as 'in the interests of pedestrian safety.' There will of course not be a significant number of pedestrians until the new dwellings are occupied.

Given the above, the application proposal continues to be acceptable, and we respectfully request that approval is given.

Yours faithfully



James Hollyman BA (Hons) MA MRTPI

