Form X (ii)

Staffordshire County Council
Town and Country Planning Act, 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands, DCM
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Applicant: MESSRS ANDREW & P.S. ALLSOP

Address: BAGNALL GRANGE FARM
TOMPKIN LANE
STANELY, STOKE-ON-TRENT
STAFFORDSHIRE
ST99BNA

Application Type: CHANGE OF USE

Application Number: SMD2016/0028/DET

Date Received: 20-MAY-2016

Road Number: D1256

Officer: David Plant

Date: 03-JUN-2016

Particulars of Development:
PRIOR APPROVAL OF PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO 3 DWELLINGHOUSES

Location of Development:
BAGNALL GRANGE FARM, TOMPKIN ROAD, STANLEY, STOKE-ON-TRENT, STAFFORDSHIRE ST9 9NA

CONDITIONAL:

Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1 The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.

REASON

To comply with NPPF paragraph 32; to comply with SMDC Core Strategy policy DC1 and T1; in the interests of highway safety.

NOTE TO PLANNING OFFICER

The application documents don't recognise the existence of Public Footpath No Bagnall 21(b) which runs adjacent to the proposed development and through the farmyard.

Whilst this route does not appear to be directly affected by the proposed development the attention of the developer should be drawn to the existence of the path and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. The applicants should be reminded that the granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion. For further information the applicant should be advised to read section 7 of DEFRA's Rights of Way Circular (1/09).

It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development.

Commissioner for the Built County
on behalf of the County Council
as Highway Authority