**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:** MR & MRS BOULTON

**Address:** ONECOTE ROAD
IPSTONES
ST102NB

**Application Type:** FULL

**Application Number:** SMD2016/0001/FLEX

**Date Received:** 26-OCT-2016

**Road Number:** B5053

**Officer:** David Plant

**Date:** 14-NOV-2016

**Particulars of Development:**
CHANGE OF USE OF AGRICULTURAL BUILDING INTO A B1 LIGHT INDUSTRIAL USE.

**Location of Development:**
MEGCROFT FARM, ONECOTE ROAD, IPSTONES, ST10 2NB.

**CONDITIONAL:**

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

1 Before the proposed development is brought into use, the access gate shall be repositioned approx 10m rear of the carriageway edge and shall open inwards away from the highway in accordance with the approved plans.

2 The vegetation on the frontage of the site shall be maintained in line with the face of the wall such that it does not grow beyond the wall, in accordance with the approved plans.

REASONS

ALL To comply with NPPF Paragraph 32; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

2 To maintain visibility at the site access.

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