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 BABELL & BALL

Address: HOLLY GROVE FARM
TORNEY EDGE ROAD
BAGNALL
STAFFORDSHIRE
ST99LA

Application Type: CHANGE OF USE

Application Number: SMD2016/0698

Date Received: 17-NOV-2016

Road Number: D1056

Officer: David Plant

Date: 28-NOV-2016

Particulars of Development:
CHANGE OF USE FROM DOG BOARDING KENNELS TO SHEPHERDS HUT HOLIDAY LETS, SHOWER BLOCK, CAR PARK AND ACCESS.

Location of Development:
HOLLY GROVE FARM, THORNEY EDGE ROAD, BAGNALL, STAFFORDSHIRE, ST9 9LA

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 drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge.

2 The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

3 Nothing shall be placed, constructed, planted or allowed to remain within 2.4m of the carriageway edge that is greater than 900mm in height above the adjacent carriageway level on the frontage of the development. Anything that is greater than 900mm in height within 2.4m of the adjacent carriageway shall be immediately removed.

REASONS

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

NOTE TO PLANNING OFFICER

There is vegetation on both sides of the access which is growing within the visibility splay. The condition above requiring visibility is intended to have this vegetation cut back to 2.4m behind the edge of carriageway and maintained. There is no requirement to remove any hedge.

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