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 PAUL BAILEY
LAND OFF
TOWER HILL ROAD
BROWN LEES
STAFFORDSHIRE
ST73PS

Application Type: FULL
Application No: SMD2019/0426
Date Received: 08-AUG-2019
Road No: D1064

Officer: Bryn Heywood
Date: 23-AUG-2019

Particulars of Development:
PROPOSED EXTENSION TO EXISTING STABLES AND CREATION OF MANEGE, REVISION OF SMD/2019/0041

Location of Development:
LAND OFF, TOWER HILL ROAD, MOW COP, STAFFORDSHIRE, ST7 3PS

Conditional

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

1. Prior to commencement of development details of improved access from Tower Road shall be submitted to and approved in writing by the Local Planning Authority. The improved access shall thereafter be provided in accordance with the approved details prior to first use of the extended stables/new manege.

   Reason for recommendations

   In order to comply with Paras.108-110 of the NPPF 2018 and in the interest of Highway Safety

   Informative Note to be included on Decision Notice

   (i) Please note that prior to the access being improved you require Section 184 Notice of Approval from Staffordshire County Council. The link below provides a further link to “vehicle dropped crossings” which includes a “vehicle dropped crossings information pack” and an application form for a dropped crossing. Although there are no kerbs at this location the same principles still apply. email (nmu@staffordshire.gov.uk) www.staffordshire.gov.uk/transport/staffshighways/licences

   Notes to Planning Officer

   (a) It is noted that this application is a revision to SMD/2019/0041 but our records indicate that Staffordshire Highways were not consulted on this proposal.

   (b) The access from Tower Hill Road is currently in poor condition and records held by Staffordshire Highways suggest that the access was not constructed in accordance with Staffordshire County Council requirements after the stables were first permitted in 2012.

   (c) The current defects adjacent to the edge of carriageway should be repaired and a bound surface used for the area between the highway and the gates.

   (d) In issuing the above recommendation it is assumed that the use of the approved development will be restricted to private use only and not to be used for commercial purposes or events.

   (e) A site visit was carried out on 19/08/2019

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