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 AND MRS J SHEARD
SMITHY FARM
DIAL LANE
CONGLETON
CW12 3Q

Application Type: FULL
Application No: SMD2020/0526
Date Received: 24-SEP-2020
Road No: C72

Officer: Tracey Lunn
Date: 07-OCT-2020

Particulars of Development:
PROPOSED REPLACEMENT AGRICULTURAL BUILDINGS

Location of Development:
SMITHY FARM DIAL LANE
CONGLETON

Conditional

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

Current records show that there were not any Personal Injury Collisions on within 215 metres on Dial Lane either side of the property access for the previous five years.

The property is located on Dial Lane, a C classified road (Road No. C72) with a speed limit of 60 mph.

The proposal is for the erection of 2 x replacement agricultural buildings at Smithy Farm. A previous application (SMD/2020/0316) was accepted (conditionally) by Staffordshire County Council. This application (SMD/2020/0526) is for agricultural buildings of the same dimensions as the previous application, but one is to be re-sited as detailed in Drg. No. 20/01/08C.

The replacement buildings are to house livestock, feed and various farming equipment. Access will be via the existing gateway/driveway. Visibility egressing from the property is restricted to the east and west however this is an access currently in use and the proposal does not appear to cause a significant increase in trip generation. The visibility to the west could be improved by cutting back vegetation around and over the wall. Parking and turning is sufficient within the curtilage of the site as detailed in Drg. No. 20/01/08C.

Given the above it is considered the proposal will not have a detrimental impact on the highway and therefore I have no objection (application number SMD/2020/0526) subject to the following conditioned.

1 Before the proposed development commences, the hedge on the site frontage, to the west of the access, shall be reduced to, and maintained at, a maximum height of 900 mm above the adjacent carriageway level. This would be considered an improvement over the existing and would be a benefit to highway safety

REASONS

To comply with NPPF Paragraph 108; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety.

NOTES TO PLANNING OFFICER
Visibility at this location is restricted to the east and west. Slow moving farm vehicles will be egressing from the property. It is noted that this is the only means of vehicular access to the farm. The proposal should not cause a significant increase or change to the current access arrangement, however the removal of vegetation at this location will improve visibility.

Assistant Director - Highways and the Built County
on behalf of the County Council
as Highway Authority